

List of delegated planning applications with objections received / recommendation to refuse

Week Ending 3rd February 2023

Item Number 1			
Application Reference	LA05/2022/0948/F	Date Valid	17.10.2022
Description of Proposal	Demolition of existing garage, and replacement with new two storey extension to side and rear, and new detached garage	Location	4 Beechill Park East, Belfast
Group Recommendation	Approval	Case Officer	Ellen-May Gilbert
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Increased traffic.	The planning application is for an extension to a residential property and relocation of garage. DFI Roads were consulted and responded with no objections to the proposal. An informative was included on the response after they were consulted highlighting that ' <i>All construction plant and materials shall be stored within the curtilage of the site.</i> ' This would limit the opportunity for disruption to the street surrounding the site.		
Health concerns.	The removal of asbestos is covered by specific legislation and is not a material consideration given determining weight in this instance		
Insufficient space for the proposal.	Plans for the proposal were submitted which outline the existing site and the proposed changes. The plans are accurately scaled and match that of the existing site from when a site inspection was carried out. The property is detached and the extension measures 5.4m from the boundary and the garage will measure 1m from the boundary at its closest point. There is still sufficient space for the extension and relocation of garage within the site.		
Noise pollution.	The proposal is to provide a replacement detached garage and two storey extension to a dwelling house. It is not uncommon for a level of noise to take place during construction works and these will be present until the development is completed. These are considered to be normal impacts in relation to the development of land and the issue raised is given little weight in the assessment of this application. That said it does not remove the obligation of the developers and their contractors to be considerate neighbours and to not cause nuisance for the duration of the works.		

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Negative Impact on wildlife.	There would be no detrimental impact on the wildlife as the site is within a residential development with similar properties in the area. The proposal would not detrimentally impact the wildlife in the area.
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Item Number 2			
Application Reference	LA05/2020/0787/F	Date Valid	01.10.2020
Description of Proposal	Erection of 1 no infill dwelling under PPS 21 CTY 8	Location	At lands adjacent to 27 Divis Road, Belfast
Group Recommendation	Approval	Case Officer	Grainne Rice
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Proposal would block the view from the side of the objector's garden.	Whilst the loss of a view is a material consideration it is not given determining weight in this instance. There is an existing band of mature trees between the proposed site and the objector's property which would be conditioned to be retained and augmented were necessary on any potential decision notice and would largely protect any existing views. The objector's property is also located at a higher ground level to the proposed site. It is also recognised there is an outline planning permission accepting the principle of development of the site under planning application LA05/2019/0178/O		
Current portable living accommodation has resulted in a build-up of rubbish at the front and back of the site, is unsightly and smells – presently no plumbing facilities.	<p>During the processing of the application reference to the retention of portable living accommodation was removed from the proposal description and plans. The planning appeals commission found that the mobile home was immune from enforcement action under planning appeal 2017/A0073. A certificate of lawful development is the mechanism to demonstrate such immunity. A CLUD can be submitted to LCCC for a formal determination if the applicant so wishes. Potential dumping can be reported to the Councils Environmental Health Team for investigation.</p> <p>Environmental Health and NIEA Water Management Unit have been consulted on this application for a dwelling and have no objection subject to appropriate condition/informatives. The septic tank/sewage treatment unit shall be sited as indicated with suitable levels and adequate area of subsoil irrigation. Consent to discharge must also be obtained from the Northern Ireland Environment Agency.</p>		



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Distressed cause by personal circumstances.	This is a civil matter and outside of the remit of planning.
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Item Number 3			
Application Reference	LA05/2022/0041/F	Date Valid	12.01.2022
Description of Proposal	Change of use to HMO property	Location	16 Robbs Road, Dundonald
Group Recommendation	Approval	Case Officer	Brenda Ferguson
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
4	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
The excess parking on layby at front restricts view of traffic to residents leaving laneway.	A parking survey has been carried out which demonstrates that there is ample parking in the area for additional vehicles to park. It has also been stipulated in a supporting statement that it is anticipated that the property will be rented by staff at the local hospital who will travel mostly by foot or by bus therefore additional cars will be kept at a minimum.		
Private lane maintained between the 3 owners – who will be responsible for hedge cutting/gardener etc.	This is not a planning concern and is a matter for the third parties involved in the maintenance of the properties.		
Access to laneway must not be restricted as ambulance required for patient at 16a Robbs Road.	There will be no additional parking to the rear and the plans have been amended to show an amenity area to the rear of property thus it will not impact on any additional vehicles using the existing access.		
Concerns where vans will park while work is being carried out.	The access cannot be obstructed during the construction works and again this is a civil matter. That said it does not remove the obligation of the developers and their contractors to be considerate neighbours and to not cause nuisance for the duration of the works.		

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Access to existing dwellings.	
Excess noise during day.	All changes are internal only and the change of use to a HMO property will not result in additional external noise.
Extra demand on sewers due to additional wc's.	Environmental Health and NI Water have been consulted in relation to the proposal and they have no objections.
Where will additional cars be parked if 5 bed property.	The parking survey submitted has been accepted by DFI Roads and shows available parking in area should additional cars be utilised.

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Item Number 4			
Application Reference	LA05/2022/0221/F	Date Valid	28.02.2022
Description of Proposal	New build self support service facilities for 4no service users with mental ill health, learning difficulties, autism or complex needs. The facilities will include accommodation for 4no service users, auxiliary office accommodation and staff facilities; to include 30no car parking spaces	Location	105 Pond Park Road, Lisburn
Group Recommendation	Approval	Case Officer	Sinead McCloskey
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Drainage.	DFI Rivers were consulted on this application and initially requested a Drainage Assessment as the new hard standing on the site appeared to exceed 1000sqm. Further to the submission of a drawing demonstrating that the proposed development does not exceed new hard-surfacing exceeding 1000sqm, Rivers were satisfied that a Drainage Assessment was not required. DFI Rivers raised no other concerns. NIW were also consulted with the application and recommended approval also. NIEA Regulation Unit returned a consultation response providing an informative stating that they recommend that the applicant consult with the Water Management Unit regarding any potential dewatering that may be required during the redevelopment works including the need for discharge consent. I am satisfied that all potential drainage issues have been addressed by the relevant consultees.		