

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

Week Ending 03 March 2023

Item Number 1			
Application Reference	LA05/2020/0771/O	Date Valid	01.10.2020
Description of Proposal	Dwelling and garage on a farm	Location	360m north west of 2 Shore Road Ballinderry Upper Lisburn
Group Recommendation	Refusal	Case Officer	Richard McMullan
Reasons for Recommendation			
<p>The proposal is contrary to Policy CTY 1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.</p> <p>The proposal is contrary to the SPPS and Policy CTY 10 in that the development is not visually linked or sited to cluster with an established group of buildings on the farm. It has not been satisfactorily demonstrated that there are no other sites available at another group of buildings on the farm and no demonstrable health and safety reasons or verifiable plans to expand the farm business at the existing building group has been provided that would justify the proposed siting of the development.</p> <p>The proposal is contrary to the SPPS and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside in that it is not visually linked or sited to cluster with an established group of buildings on a farm.</p> <p>The proposal is contrary to the SPPS and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that it does not respect the traditional pattern of development exhibited in the area and as a result would, if permitted would cause a detrimental change to/further erode the rural character of the area.</p>			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	1	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		

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Item Number 2			
Application Reference	LA05/2022/0777/F	Date Valid	22.08.2022
Description of Proposal	Proposed Dwelling	Location	107 Antrim Road Lisburn
Group Recommendation	Approval	Case Officer	Joanna Magee
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		
Concern regarding loss of privacy.	<p>The rear elevation window openings at first floor are serving the master bedroom, dressing room, bedroom 2 and 3 at a distance to the rear boundary is 23 metres therefore it is considered that the proposal meets the policy provision associated with residential amenity and there will be no adverse overlooking to an unreasonable degree.</p> <p>Material consideration has also been given to the previous approval granted on this site reference LA05/2018/0164/F for 9 dwellings on land between 107-109 Antrim Road.</p> <p>The distance from the previously approved units measured 10 metres to the shared boundary (at the rear/southwest) therefore the impact upon residents has been reduced in terms of dominance and overlooking.</p>		
Additional screening required.	The boundary to the rear is to be retained. Amended drawings on the site layout indicate the retention of existing trees with additional planting.		

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Item Number 3			
Application Reference	LA05/2022/0499/F	Date Valid	16.05.2022
Description of Proposal	Replacement dwelling with new access laneway to Sheepwalk Road	Location	140M NW of 11a Whitemountain Road, Lisburn
Group Recommendation	Approval	Case Officer	Joseph Billham
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		
Has a site survey been conducted in relation to knotweed/Bat survey undertaken.	Consultation has been undertaken with Natural Environment Division. A Bat Activity Survey has been completed on the site. Natural Environment Division were consulted on the application and have no concerns on impacts of the proposal on designated sites and other natural heritage interests. NED are content that the closure of the roost is unlikely to have a significant impact on the local bat population provided there is suitable/adequate compensation provided and mitigation measure put in place to minimise the disturbance. This is subject to a European Protected Species licence being obtained that will be conditioned as part of the application.		
Site splays not achieved due to land boundaries.	The agent has completed a P2 Form and confirmed the site lines can be achieved without the removal of vegetation belonging to neighbouring land. DFI Roads have been consulted and offered no objection to the access.		