

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

Week Ending 06 May 2022

Item Number 1			
Application Reference	LA05/2021/1163/F	Date Valid	21.10.2021
Description of Proposal	Erection of 1 no. dwelling (alterations to house type previously approved under LA05/2016/0444/F) and all other associated site works	Location	Site directly east of No. 21 Magherahinch Avenue, Moira, BT67 0XB
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
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Parking Provision	<p>Concern is expressed in relation to the proposed parking which is said to encroach onto the objector's property at the bottom of their driveway. The parking would block entry to their drive.</p> <p>A revised car parking layout has been submitted on 29th November 2021 which indicates proposed parking to be located within the integral garage and driveway of the new property therefore it will no longer encroach onto the objectors driveway.</p>		

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Item Number 2			
Application Reference	LA05/2022/0210/F	Date Valid	01.03.2022
Description of Proposal	Single storey, flat roofed sunroom extension to rear of dwelling	Location	7 Downshire Park South, Hillsborough, BT26 6RT
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
3	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Loss of light	<p>A light test was not required for this application as the property is detached and is far enough away from the neighbouring properties for loss of light to not be considered imperative.</p> <p>The proposal is 2.2 metres away from the boundary and is subordinate compared to the existing dwelling.</p>		
Height of the extension	<p>The proposed extension measures 3.2 metres approximately in height. This is a single storey extension and the height of the proposal reflects this. Therefore there are no concerns regarding the height of the proposal.</p>		
Materials used	<p>The materials of the proposal have been included as red brick to match the existing plinth on the dwelling, dark grey single-ply membrane flat roof and windows and external doors area proposed to be dark grey. The extension is to the rear of the dwelling and the proposal will not be seen from the roadside. The site is not within a Conservation Area or an Area of Outstanding Natural Beauty so the choice of finishes proposed is acceptable.</p>		