

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

**Week Ending 07 January 2022**

| <b>Item Number 1</b>   |   |                            |  |
|--|---|----------------------------|--|
| <b>Application Reference</b>   | LA05/2020/0862/O  | <b>Date Valid</b>          | 27.10.2020   |
| <b>Description of Proposal</b>   | Proposed 1 1/2 storey private dwelling and garage with surrounding garden   | <b>Location</b>            | Land 20m east of No 52 Gransha Road, Gransha, Comber, BT23 5RF |
| <b>Group Recommendation</b>  | Refusal   | <b>Case Officer</b>        | Brenda Ferguson  |
| <b>Reasons for Recommendation</b>  |   |                            |  |
| <ul style="list-style-type: none"> <li>▪ The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policy CTY1 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.</li> <li>▪ The proposal is contrary to the SPPS and Policy CTY2a of Planning Policy Statement 21, New Dwellings in Existing Clusters in that the cluster does not appear as a visual entity in the local landscape, development of the site cannot be absorbed into the existing cluster through rounding off and consolidation and will visually intrude into the open countryside.</li> <li>▪ The proposal is contrary to the SPPS and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted result in a suburban style build-up of development when viewed with existing buildings and the building would, if permitted not respect the traditional pattern of settlement exhibited in that area and would therefore result in detrimental change to the rural character of the countryside.</li> </ul> |   |                            |  |
| <b>Representations</b>   |   |                            |  |
| <b>Objection Letters</b>   | <b>Support Letters</b>  | <b>Objection Petitions</b> | <b>Support Petitions</b>                                       |
| 1  | N/A   | N/A                        | N/A  |
| <b>Consideration of Objections</b>   |   |                            |  |
| <b>Issue</b>   | <b>Consideration of Issue</b>   |                            |  |
| Utilisation of access leading to the site. Applicant has no right of way to use lane nor has requested use of their land for access purposes.  | The agent has confirmed in an email that the applicant has a right of way to access the site via the shared lane. A certificate C was completed and notice served on the claimed owners of the land. No further objection was received nonetheless land ownership remains a civil matter between the two parties involved |                            |  |

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**Week Ending 07 January 2022**

| <b>Item Number 2</b>  |   |                            |  |
|---|---|----------------------------|--|
| <b>Application Reference</b>  | LA05/2020/0011/O                                | <b>Date Valid</b>          | 07.01.2020                                       |
| <b>Description of Proposal</b>  | Proposed replacement of existing stone dwelling | <b>Location</b>            | 275m south west of 15 Fort Road, Crumlin, Antrim |
| <b>Group Recommendation</b>   | Refusal   | <b>Case Officer</b>        | Joseph Billham                                   |
| <b>Reasons for Recommendation</b>   |   |                            |  |
| <ul style="list-style-type: none"> <li>▪ The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policy CTY1 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.</li> <li>▪ The proposal is contrary to the SPPS and Policy CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that there is no structure within the site that exhibits the essential characteristics of a dwelling.</li> <li>▪ The proposal is contrary to Policy CTY 3 of Planning Policy Statement 21: Sustainable Development in the Countryside in that it has not been demonstrated that the redevelopment proposed would bring significant environmental benefits.</li> <li>▪ The development is contrary to the SPPS and Policies NH2 and NH5 of Planning Policy Statement 2 - Natural Heritage as it has not been demonstrated that the proposed development will not have an adverse impact on protected species and natural heritage features.</li> </ul> |   |                            |  |
| <b>Representations</b>  |   |                            |  |
| <b>Objection Letters</b>  | <b>Support Letters</b>                          | <b>Objection Petitions</b> | <b>Support Petitions</b>                         |
| 0   | N/A   | N/A                        | N/A  |
| <b>Consideration of Objections</b>  |   |                            |  |
| <b>Issue</b>  | <b>Consideration of Issue</b>                   |                            |  |
|   |   |                            |  |
|   |   |                            |  |