

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

**Week Ending 08 April 2022**

<b>Item Number 1</b>			
<b>Application Reference</b>	LA05/2021/1214/F	<b>Date Valid</b>	09.11.2021
<b>Description of Proposal</b>	2 storey side extension to dwelling to provide garage, w.c. and utility room at ground floor with bedroom above	<b>Location</b>	26 Rosssdale Road, Belfast, BT8 6TG
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Morgan Poots
<b>Reasons for Recommendation</b>			
All relevant planning material considerations have been satisfied.			
<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>		
Loss of privacy	There are no windows which will overlook No. 28 Rosssdale Road. The extension will see one existing window and door removed to leave no windows or doors on this elevation. There are therefore no concerns with regards to a loss of amenity or privacy on No. 28 Rosssdale Road.		
Dominance	Amended plans shows the proposal has been brought back from the common boundary. It is therefore considered that there will be no impact with regards to dominance on neighbouring properties.		
Overshadowing/Loss of Light	A proposed solar shadowing diagram was submitted which indicates that No. 28 Rosssdale Road will not be negatively affected by the proposal with regards to overlooking or over shadowing.		
Context and Design	The context and design of the amended plans have been assessed and are deemed to be compliant with PPS7 Residential Extensions and Alterations. The design of the extension is in keeping with the existing dwelling and surrounding area.		

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**Week Ending 08 April 2022**

<b>Item Number 2</b>			
<b>Application Reference</b>	LA05/2019/0875/O	<b>Date Valid</b>	27.08.2019
<b>Description of Proposal</b>	Replacement dwelling	<b>Location</b>	58 Creevytenant Road, Creevytenant, Ballynahinch, BT24 8UJ
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Morgan Poots
<b>Reasons for Recommendation</b>			
All relevant planning material considerations have been satisfied.			
<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>		
Land Ownership	Certificate A has been signed on the P1 form which outlines that the applicant is in possession of every part of the land which the application relates to. Any land ownership disputes are a civil matter.		
Public Right of Way	DfI Roads were consulted with regards to this proposal. Following the submission of amended plans they had no objections subject to conditions.		
Removal of large trees and rough ground.	NIEA Natural Environment Division (NED) have been consulted in relation to ecology issues and following the submission of various reports have no objection to the proposal. They have indicated that they may requested updated surveys depending on the time elapsed before the submission or Reserved Matters.		