

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

**Week Ending 08 September 2023**

Item Number 1			
<b>Application Reference</b>	LA05/2022/1106/F	<b>Date Valid</b>	06.12.2022
<b>Description of Proposal</b>	Extension to existing garage	<b>Location</b>	16 Gransha Road, Ballybeen, Dundonald,
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Barbara Hanna
Reasons for Recommendation			
The proposal is in accordance with planning policy.			
Representations			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
2	N/A	N/A	N/A
Consideration of Objections			
<b>Issue</b>	<b>Consideration of Issue</b>		
Overlooking.	<p>The proposed front elevation indicates that there will be a new first floor window introduced above the garage door in the gable. The neighbour is concerns that this window will overlooking their daughter's first floor bedroom window and infringe on her privacy.</p> <p>The proposed window offers an indirect view of this bedroom window and the window to window separating distance is 23 metres. This is considered an acceptable separating distance to prevent any unacceptable overlooking.</p>		
Concern that the extension is to facilitate a separate stand-alone dwelling.	<p>Proposed floor plans submitted indicated that the ground floor is to be used to as a garage with a small shower room and the first floor is to be used for a combination of storage, yoga space and playroom. The use will be conditioned as ancillary to the use of No.16 Gransha Road.</p> <p>If there is a concern that the owner is in breach of this condition the matter can be referred to Planning Enforcement for investigation.</p>		
Drainage and landfall.	Reference has been made to concerns regarding drainage and landfall which occurred at the time when the original garage was erected. This is considered a civil matter between the affected parties.		
Concern over the height of the existing boundary trees.	Regulating the height of boundary trees/hedges is not within the control of the planning authority. Environmental Health is the correct authority to address complaints in relation to The High Hedges Act (Northern Ireland) 2011 providing neighbours have attempted to resolve the problem between themselves in the first instance.		

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<b>Item Number 2</b>			
<b>Application Reference</b>	LA05/2022/0997/F	<b>Date Valid</b>	26.10.2022
<b>Description of Proposal</b>	Retention of self-contained holiday let	<b>Location</b>	8 Gannon Road, Lisburn
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Brenda Ferguson
<b>Reasons for Recommendation</b>			
<p>The proposal is contrary to paragraph 6.73 of the SPPS, and policy COU1 of the Lisburn and Castlereagh City Council draft Plan Strategy (as modified by the Direction of the Department) in that it is not a type of development which in principle is considered to be acceptable in the countryside</p> <p>The proposal is contrary to the SPPS, and Policy TOU4 criteria (a) and (b) of the Lisburn and Castlereagh City Council draft Plan Strategy (as modified by the Direction of the Department) in that (a) it is not located within the grounds of an existing or approved tourist accommodation or holiday park and (b) there is no cluster of 3 or more new units to be provided at or close to an existing or approved tourist amenity that is/will be a significant visitor attraction in its own right.</p>			
<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>		

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**Week Ending 08 September 2023**

<b>Item Number 3</b>			
<b>Application Reference</b>	LA05/2022/0374/F	<b>Date Valid</b>	08.04.2022
<b>Description of Proposal</b>	Single storey rear extension and conversion of garage to family room.	<b>Location</b>	22 Woodbreda Gardens, Belfast
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Laura McCausland
<b>Reasons for Recommendation</b>			
The proposal is in accordance with planning policy.			
<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>		
Copyright and ownership infringement matter of original submitted plans	<p>Council wrote to both parties involved highlighting that the copyright and ownership infringement was a civil issue between both parties and matter should be resolved.</p> <p>Subsequently written confirmation was received from the applicant stating that they had appointed a new architect to act on their behalf who on 2<sup>nd</sup> August 2023, submitted a PHD Form and additional plans of revised design.</p> <p>This resubmission does not relate to the original submission and displaces any potential concern for copyright and ownership infringement.</p>		