

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

Week Ending 9th December 2022

Item Number 1			
Application Reference	LA05/2021/1364/O	Date Valid	17.12.2021
Description of Proposal	Outline planning permission for a rural dwelling and garage on a farm	Location	150m due west of 38 Backnamullagh Road, Dromore, BT25 1QT
Group Recommendation	Refusal	Case Officer	Richard McMullan
Reasons for Recommendation			
<p>The proposal is contrary to the SPPS and Policy CTY 1 of PPS 21 in that there are no overriding reasons why the development is essential and could not be located in a settlement, or it is otherwise allocated for development in a development plan.</p> <p>The proposal is contrary to the SPPS and Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that the proposed new development is visually linked (or sited to cluster) with an established group of buildings on the farm and no justification has been provided in respect of demonstrable health and safety reasons or verifiable plans of expansion to justify the proposed siting.</p> <p>The proposal is contrary to the SPPS and Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal is not visually linked or sited to cluster with an established group of buildings on the farm and therefore would not visually integrate into the surrounding landscape.</p> <p>The proposal is contrary to the SPPS and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the development would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings and it would not respect the traditional pattern of settlement exhibited in the area and would therefore result in a detrimental change to (further erode) the rural character of the countryside.</p>			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		

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Item Number 2			
Application Reference	LA05/2022/0991/F	Date Valid	14.09.2021
Description of Proposal	Proposed single storey extension to rear and internal alterations for use of disabled person	Location	13 Prospect Park, Lisburn, BT28 3HR
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		
Concerns relating to ramp access & Privacy	There is no additional ramp access to the front of the property but wheelchair access will be proposed to the rear of the site (1 in12 slope). It is recognised the objector's application under LA05/2022/0461/F has been recommended for approval on delegated list dated 2 nd December 2022.		
Privacy	There appear to be no privacy issues in this case. There are no window openings to the rear side boundary just a living room corner window looking onto the rear and lawn area with bedroom door opening onto the level platform / patio area.		
Car parking issues and concerns	There is no alteration to the attached double garage and two in curtilage parking spaces remain unaltered.		
Dominance	The proposal measures 7.2m from the rear building line. Under permitted development the applicant would be allowed 3.5 metres however in this case the proposal is for a disabled person which needs to meet Occupational Health standards including wheelchair access. The letter confirms the person is registered under Section 1 of the Chronically Sick and Disabled Persons Act by South Eastern Health and Social Care Trust.		
Overshadowing /Loss of Light	Overshadowing should not be a concern due to the garden being south facing given that the proposal is single storey. It appears that the neighbour's application LA05/2022/0461/F is recommended approval which is taken into account.		
Landscaping	There are no details on the site layout relating to loss of vegetation. The existing hedge along the party boundary is shrub planting with fence line.		