

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

Week Ending 12 May 2023

Item Number 1			
Application Reference	LA05/2022/0173/O	Date Valid	22.02.2022
Description of Proposal	Housing development of 7 dwellings and associated works	Location	11 Soldierstown Road, Aghalee
Group Recommendation	Approval	Case Officer	Sinead McCloskey
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		
Overlooking/Loss of Privacy	<p>Concern is expressed that two of the dwellings will overlook the objector's property and garden leading to a loss of privacy.</p> <p>It is considered that an adequate separation distance is provided between the dwelling on site 1 to the rear boundary (11m to common boundary). The juxtaposition of the dwelling on site 7 relative to the adjacent neighbouring dwellings at Nos. 4 and 5 Stanley Court will not create overlooking as it is a gable to rear relationship between dwellings, and at Reserved Matters stage an assessment of the detailed plans will ensure there are no windows from habitable rooms at first floor level to prevent overlooking. It is also acknowledged that there will may be a degree of overlooking within the urban context.</p> <p>The view is also expressed that a piece of land between No. 5 and 6 Stanley Court is owned by third party – as a result the upper and lower sections of the objectors garden will be overlooked</p> <p>The area referred to is located to the rear of the dwelling on site 1. This proposed dwelling is located 11m away from the common boundary resulting in no significant concern with regard to potential undue overlooking.</p>		
Overbearing and loss of light caused by overshadowing	<p>The view is expressed that the buildings will be overbearing and will result in a loss of light caused by overshadowing. For the reasons outlined in the DM officer report, the proposal is considered policy compliant in terms of separation distances and layout</p>		

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<p>Road safety hazard for motorists and pedestrians.</p>	<p>Concern is expressed that the Soldierstown Road already is a busy road – any additional traffic and another entry point will create a safety hazard for motorists and pedestrians.</p> <p>DFI Roads offer no objections to the development as proposed. Therefore, no issues of concern in respect of road safety are generated by the development</p>
<p>There will be loss of visual amenity in the area as the views and surroundings that create the backdrop of the rural setting will be detrimentally impacted by the construction of 7 dwellings</p>	<p>Whilst visual amenity and views are a material consideration in the assessment of planning applications, it does not bear determining weight. The site is located within an urban settlement, therefore the redevelopment of such sites is acceptable subject to all other relevant planning considerations</p>
<p>General Queries with regard to the separation distance and proposed ridge heights of the dwellings and layout</p>	<p>The dwelling on site 7 will be 2m away from the rear of the garage associated with No. 5 Stanley Court, and the dwelling on site 1 is separated 11m from the common boundary with the bottom piece of garden as described.</p> <p>This is an outline application, and as such only an indicative site layout has been provided with no design details. This layout will be attached to the decision notice and a condition attached stating the layout provided at Reserved Matters stage shall be in general conformity with that approved under this application. All details provided at Reserved Matters Stage will be fully assessed against Policy QD1 to ensure there are no adverse effects on the residential amenity of existing adjacent properties</p>
<p>Maintenance of the proposed landscaping</p>	<p>Maintenance of the proposed landscaping is queried by the objector.</p> <p>A landscaping and planting plan will be conditioned to be provided with any subsequent Reserved Matters application. The planting will be within the curtilage of the proposed/approved dwellings and as such will be under the control of the home owner/occupier. Any concerns regarding vegetation growth are outside of the remit of planning and are dealt with under the High Hedges Act.</p>
<p>The proposed development is changing the previous dwelling type of one house and garage and replacing it with 7</p>	<p>The site is located within an urban context and therefore there is a presumption in favour of development, subject to the proposal complying with the relevant planning policies. This application was found to comply with the relevant policies as assessed in the above report and as stated the layout and separation distances are found acceptable and it is considered that they will not lead to an unacceptable loss of privacy to any adjacent existing dwellings</p>



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dwellings and will lead to a loss of privacy to the rear of our property	
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Item Number 2			
Application Reference	LA05/2022/0635/F	Date Valid	29.06.2022
Description of Proposal	Extension of existing waste transfer station to provide ancillary refuse derived fuel storage yard with associated site works, drainage, fencing and landscaping	Location	Lands adjacent and north of existing Natural World Products Waste Transfer Station, 32a Glenside Road, Dunmurry, BT17 0LH
Group Recommendation	Approval	Case Officer	Richard Mc Mullan
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		
Excessive and increased road traffic	Detail provided outlines that the development as proposed will not result in any increase in respect of vehicle movements attracted to the site.		
Increased noise disturbance	LCCC EHO have been consulted and offer no objections. Taking this into account it is considered that no issues with regard to increase noise disturbance shall arise.		
Nuisance smells	LCCC EHO have outlined that they have no concerns with respect to odours from the development. The refuse derived fuel (RDF) will be stored in open air, however, each bale will be wrapped and their storage time will be strictly controlled as part of their IPPC permit. The applicant confirms that the baled stored RDF has little potential for odour.		
Health and safety	Given the nature of the development (storage of processed inert waste material) it is considered that no issues of concern shall arise with respect to health and safety of neighbouring dwellings within the local area.		
Residential area in semi-rural location which is at odds with proposed extension	The development proposes a storage yard within the curtilage of an established waste processing facility adjacent to an existing Waste Transfer Station. It is considered that the extension as proposed will not harm neighbouring residential amenity levels as per LCCC EHO comments		

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<p>Have never been consulted about any applications for NWP Ltd</p>	<p>This application has been advertised in local press as per requirements. No neighbouring notification letters issued as the application site (as per submitted red line) does not about any neighbouring properties. Other applications at this site would require further investigation in respect of this matter if required.</p>
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