

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

**Week Ending 9 June 2023**

Item Number 1			
<b>Application Reference</b>	LA05/2021/0168/F	<b>Date Valid</b>	10.02.2021
<b>Description of Proposal</b>	Proposed 1no. infill dwelling in a small gap in a built up frontage under planning policy PPS21 CTY1 and CTY 8	<b>Location</b>	Between 8 and 8a Lough Road, Upper Ballinderry, Lisburn
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Grainne Rice
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
6	N/A	N/A	N/A
Consideration of Objections			
<b>Issue</b>	<b>Consideration of Issue</b>		
No response received to objections and concerns raised other than an acknowledgement of receipt.	All objections have been fully considered as part of the application process and in the planning officers report.		
Details show No. 8a Lough Road as two separate buildings rather than a single building.	During the processing of the application amended details were submitted by the agent detailing No. 8a Lough Road as one building. All amendments were re-neighbour/objector notified.		
A biodiversity checklist and accompanying ecology statement has not been submitted if necessary.	Both were submitted by the agent during the application process. The application site is not within or adjacent to any designated areas and there are no watercourses or streams within or adjacent to the site. The proposal involves no demolition works and all existing boundary vegetation is to be retained except that required to be removed to accommodate the provision of the access. As such it is considered there are no conditions on site that lend itself to any concerns with regards to any natural heritage or protected species. It is contended that the proposal will not have a detrimental impact on any natural heritage features and meets the policy tests of Planning Policy Statement 2 Natural Heritage.		
The location address of the proposed	An accurate proposal description was submitted during the application process.		

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development is misleading.	
Amended drawings inaccurate. No consideration to the impact of the proposal on the roadside vegetation across the frontage of No. 8 Lough Road.	<p>In assessing this application it is considered there is sufficient information provided to make an informed assessment in determining the application as required under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015.</p> <p>To ensure the provision, establishment and maintenance of screening to the site the existing natural screenings of this site shall be retained except that required to be removed to accommodate the provision of the access arrangement. A landscaping plan details new planting of native species hedgerow planted to the rear of the visibility splays.</p>
P2 form has not been amended and notice served on appropriate parties.	<p>During the processing of the application an amended P2 certificate and a land registry map indicating land owned by the applicant were submitted by the agent. It is the responsibility of the developer to ensure that they control all the lands necessary to carry out a proposed development. Similarly planning permission does not confer title and does not give the applicant any right in land which they would not otherwise have. The Council has no role to play in the determination of disputes over land ownership or access to it.</p>
Development would have a significant impact on rural character. The site is an important visual break, development would read as suburban build up and the ancillary buildings associated with No. 8 and 8a Lough Road are sited to the rear of the dwellings with no frontage to the road. The site does not constitute a gap site, a dwelling would result in ribbon development.	<p>Following a site inspection and an assessment of all relevant planning policy and all other material considerations it is considered that the proposal complies with the relevant planning policy context. On review of the application it is clear that a line of three buildings exists and that these are comprised of the dwellings at No. 8, No. 8a and the associated garage located within the curtilage of No. 8a Lough Road all of which have frontages onto the Lough Road.</p> <p>The frontage width in terms of size, scale, siting and plot size is considered to respect the existing pattern of development within the identified frontage in line with policy and guidance and meet the exceptions test. It is recommended that the application is approved, subject to appropriate conditions.</p>
The application attempts to develop between two plots which is inconsistent with Building on Tradition. This application leaves a	<p>Regard has been had to the guidance and examples set out in Building on Tradition in considering this proposal and the planning judgement applied to the issues to be addressed. It is considered that the examples given are not directly comparable to the proposed site. Building on Tradition notes that a gap site can be infilled with one or two houses if the average frontage of the new plot equates to the average plot width in the existing ribbon. It is considered this</p>

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<p>road way access to the field at the rear.</p>	<p>application meets the permissible exceptions of Policy CTY8. The proposed development fills the gap site.</p>
<p>A copy of PAC decision (2019/A0075) for 2 no. infill sites in the Fermanagh area which was dismissed and is a comparable example</p>	<p>From an overview of the listed appeal it is not comparable to the proposed site as it alludes to 2 no. sites for a dwelling and garage in the Fermanagh and Omagh District Council Area. The on-site circumstances of the appeal site are not identical to those pertaining to the proposed site.</p> <p>Each planning application has to be assessed on its own merits taking into account all material considerations. The example given was decided on a particular set of site specific circumstances which are not replicated here.</p>

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<b>Item Number 2</b>			
<b>Application Reference</b>	LA05/2021/0974/O	<b>Date Valid</b>	07.09.2021
<b>Description of Proposal</b>	Site for dwelling and garage on an infill site with associated site works	<b>Location</b>	To the rear of 83 Lany Road, Moira, Craigavon
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Grainne Rice
<b>Reasons for Recommendation</b>			
<p>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.</p> <p>The proposal is contrary to the SPPS and Policy CTY 8 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that the proposal does not constitute a small gap in a substantial and built up frontage and in addition does not respect the existing development pattern along the frontage in terms of size, scale, siting and plot size and would, if permitted result in the creation of a ribbon of development.</p> <p>The proposal is contrary to the SPPS and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted be a prominent feature in the landscape and is unable to provide a suitable degree of enclosure for the buildings to integrate into the landscape. The proposed buildings would rely primarily on the use of new landscaping for integration 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 proposal would, if permitted be unduly prominent in the landscape and would result in a sub urban build-up of development when taken cumulatively with other existing buildings. The buildings would if permitted create a ribbon of development and would not respect the traditional pattern of settlement exhibited in the area resulting in a detrimental change to the rural character of the countryside.</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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<b>Item Number 3</b>			
<b>Application Reference</b>	LA05/2021/1303/O	<b>Date Valid</b>	30.11.2021
<b>Description of Proposal</b>	Proposed infill site for 2 infill dwellings and domestic garage	<b>Location</b>	Between 7 and 11 Killynure Road West Carryduff
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Sinead McCloskey
<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>
3	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		
The proposed dwelling is located in very close proximity to No. 7 Killynure Road West – causing overshadowing and overlooking of the property (with specific reference to bedroom, kitchen, bathroom and garden). Creating a significant loss of privacy	That part of the proposed dwelling closest to the existing dwelling at No. 7 Killynure Road, does not extend beyond the rear of this neighbouring dwelling. Those parts of the proposed dwelling that will extend beyond the rear are located further away from the common boundary. It is considered given the separation distances, juxtaposition of the dwellings within the site and to existing dwellings, there are no unacceptable adverse impact on neighbouring properties in terms of loss of privacy.		
The clearance between the proposed dwelling and objectors property is only 3.5m – this would create a crowding effect and look incongruous with the current layout and spread of properties in the area.	Following a site inspection and an assessment of planning policy and all other material considerations it is considered that the proposal complies with the relevant planning policy context. The separation distances are acceptable in consideration of the almost side to side relationship between the dwellings. The frontage width and plot size of the proposed site is considered to respect the existing pattern of development within the identified frontage in line with policy and guidance.		

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<p>The scale and proportions of the proposed buildings are significantly greater than objectors property resulting in overshadowing and overlooking, exacerbated by the difference in levels</p>	<p>This is an outline planning application, and as such no design details have been provided, nor have site levels. These details will be conditioned to be provided at Reserved Matters stage, and will be fully assessed then. The indicative site layout shows 2 modest sized dwellings, of which both will be conditioned to have a ridge height no more than 6m. The separation distances and layout of dwellings relative to each other and the existing properties has been assessed and found to be acceptable under policy.</p>
<p>The development does not respect the existing development pattern along the frontage in terms of size, scale and siting, resulting in one of the two proposed buildings being unnaturally pressed up against objectors home without due regard for the rural setting and character of the area.</p>	<p>Following a site inspection and an assessment of planning policy and all other material considerations it is considered that the proposal complies with the relevant planning policy context. The frontage width and plot size of the proposed site is considered to respect the existing pattern of development within the identified frontage in line with policy and guidance.</p>
<p>The development would result in a concentration of buildings which would by virtue of both density, and the lack of reasonable and broadly equitable separation between properties, erode the character of the area (in contrast to a single property located in the gap and equidistant from no. 7 and no. 11)</p>	<p>Under Policy CTY 8 an exception will be permitted for the development of a small gap site sufficient only to accommodate up to a maximum of two houses within an otherwise substantial and continuously built up frontage and provided this respects the existing development pattern along the frontage in terms of size, scale, siting and plot size and meets other planning and environmental requirements. Overall, it is considered that the proposal complies with the relevant planning policy context.</p>

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<b>Item Number 4</b>			
<b>Application Reference</b>	LA05/2021/0894/O	<b>Date Valid</b>	13.08.2021
<b>Description of Proposal</b>	Proposed replacement dwelling	<b>Location</b>	To the rear of 144 Ballygowan Road Dromore
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Brenda Ferguson
<b>Reasons for Recommendation</b>			
<p>The proposal is contrary to the SPPS and Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the structure (to be replaced) does not exhibit the essential characteristics of a dwelling and insufficient supporting information has been provided to establish otherwise.</p> <p>The proposal is contrary to the SPPS and Policy CTY 3 of PPS 21 in that it has not been demonstrated that either (a) the curtilage is so restricted that it could not reasonably accommodate a modest sized dwelling, or (b) an alternative position nearby would result in demonstrable landscape, heritage, access or amenity benefits to justify replacement off-site.</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 create a ribbon of development along the Ballygowan Road and would therefore result in a detrimental change to the rural character of the countryside.</p> <p>The development is contrary to the SPPS (paragraph 6.179) and Policies NH2 and NH5 of PPS 2 – Natural Heritage, in that it has not been demonstrated that there will be no adverse impact upon features of natural heritage importance.</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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Item Number 5			
<b>Application Reference</b>	LA05/2020/0106/O	<b>Date Valid</b>	05.02.2020
<b>Description of Proposal</b>	Proposed dwelling and demolition of existing shed required to provide access to the site	<b>Location</b>	Lands to the rear of 54 Crumlin Road, Upper Ballinderry, Lisburn, BT28 2JZ
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Richard McMullan
Reasons for Recommendation			
<p>The proposal is contrary to the 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.</p> <p>The proposal is contrary to the SPPS and Policy CTY2a of Planning Policy Statement 21, New Dwellings in Existing Clusters in that;</p> <ul style="list-style-type: none"> <li>- the proposed dwelling is not located within an existing cluster of development which lies outside of a farm and consists of 4 or more buildings of which at least three are dwellings;</li> <li>- The proposed dwelling is not part of a cluster that appears as a visual entity in the local landscape.</li> <li>- The proposed dwelling is not within a cluster of development that is associated with a focal point such as a social/community building/facility or is located at a cross roads.</li> <li>- The identified site cannot provide a suitable degree of enclosure and it is not bounded on at least two sides with other development within a cluster of development.</li> <li>- The development of the site cannot be absorbed into a cluster of development as it is not located within one, through rounding off and consolidation as it would if permitted, visually intrude into the open countryside.</li> </ul> <p>The proposal is contrary to the SPPS and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted create a sub-urban style build-up of development and it would not respect the traditional pattern of settlement exhibited in the local area and as a consequence would therefore result in a detrimental change to the rural character of the countryside.</p>			
Representations			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
<b>2</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Consideration of Objections			



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Issue	Consideration of Issue
Overlooking to rear garden.	It is considered that overlooking concerns could be negated via the provision of a dwelling of appropriate size, design and scale (single storey). Separation distances from the site to the rear of neighbouring dwellings are noted and are deemed to be adequate. Existing landscaping in conjunction with additional landscaping would negate overlooking issues to an acceptable level.
Light loss.	It is considered that the development as proposed as a result of existing separation distances and level differences would not result in any issues of concern in respect of light loss to neighbouring properties.
Intensification of use of access/Crumlin Road.	DfI Roads offer no objections to the development. As a consequence, it is considered that no issues of concern would arise with respect to the access as proposed or increased traffic generated from the development and existing traffic levels along the Crumlin road.
Impact upon landscape.	As the principle of development has been found to be unacceptable when assessed against prevailing planning policy it is considered that it would in turn further erode the rural character of the area by virtue of the build-up of development and not respecting the pattern of development found within the local area.
Loss of trees/landscaping to facilitate development.	Detail provided within the application outlines that all trees are to be retained as indicated. This is to be secured via a condition as requested by NED. In the event of approval being granted additional landscaping would also be requested but in this instance, the application has been recommended for refusal for the reasons as outlined.
Impact upon local ecology.	DAERA NED, WMU and the SES unit have all been consulted within the processing of this application and, subject to conditions are seen to be content. Council are therefore content that the development as proposed, subject to conditions would not adversely harm any noted interests of natural heritage importance either within the site, or remote from it.
Have not been able to view drawings/detail	All information is available to view online via the planning portal. If required all planning application can be viewed in person within LCCC Planning Unit. A new Portal was launched in December 2022 and an issue was known in relation to the availability of information associated



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associated with application.	with outline applications not being available, this issue has now been resolved.
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Item Number 6			
<b>Application Reference</b>	LA05/2022/0585/F	<b>Date Valid</b>	13.06.2022
<b>Description of Proposal</b>	Retention of development to include attic conversion and garden store to previously approved 2 storey side and rear extension ref: LA05/2018/0419/F at 14 Newtownbreda Road, Belfast	<b>Location</b>	14 Newtownbreda Road, Belfast, BT8 6AS
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Joseph Billham
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
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 and Impact on Privacy.	<p>Concern is expressed that the proposal is contrary to SPPS and Policy EXT 1 in that the dormer window would have an unacceptable impact on my privacy and amenity by way of overlooking across the rear property.</p> <p>It is considered the proposal will not have an undue impact on the privacy of neighbouring dwellings. It should be noted there is a level difference between the applicant's site and the dwellings at Dorrington Lane. The separation distance from the dormer window to the shared boundary is 19m. In addition to this direct views are somewhat broken up by the two storey extension. Additional planting along the side boundary with a mix of trees is proposed that will help minimise any potential for overlooking. Taking all this into consideration the dormer is considered not to have an unreasonable impact on the amenity and privacy of neighbouring dwellings.</p>		

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Item Number 7			
<b>Application Reference</b>	LA05/2022/0899/F	<b>Date Valid</b>	28.09.2022
<b>Description of Proposal</b>	Proposed dwelling within an existing cluster	<b>Location</b>	Between 7a and 9 Bog Road, Lisburn
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Brenda Ferguson
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
3	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
The site maps are not accurate. Location of the proposed building is substantially forward of the existing outbuildings at no. 15 Bog Road impacting upon privacy.	The agent submitted a revised site layout on 10 <sup>th</sup> March 2023 which shows the correct scale. The measurements are accurate at the scale shown and the closest part of the dwelling is measured at 10.10m from the side boundary with nos. 11 and 15. This is considered acceptable in line with Departmental guidance.		
2 storey dwelling will impact upon privacy and overlook rear garden of no. 15.	The dwelling will not overlook the garden of no. 15. It is a suitable distance from the side boundary and there will be no adverse impact on the privacy of nos. 11 and 15.		
If land level is built up there is potential for flooding to the side of the outbuilding of no. 15.	There are no concerns in relation to flooding, the site is not located within a floodplain nor is there a designated watercourse that runs through/abuts the site. The proposed ground level is the same as that of no. 7B.		
Positioning and height of building will adversely impact upon no. 15.	The separation distances to the boundaries and neighbouring dwellings is considered acceptable. The dwelling will not overlook adjacent properties and is a suitable distance from these dwellings.		

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<p>2 storey dwelling out of character due to its height.</p>	<p>The design and height has been replicated in line with the recently built dwelling no. 7B that lies opposite the site. It lies to the rear of existing dwellings therefore will not be visually prominent along the Bog Road.</p>
<p>Concerns in relation to the surface runoff and soakaway water flowing from higher to lower will result in a greater saturation to adjoining property i.e. no. 11.</p>	<p>NI Water, Water Management Unit and Environmental Health have no objections with the means of sewerage provision as shown on the latest site layout. The septic tank is located a minimum of 15m from all neighbouring properties.</p>

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<b>Item Number 8</b>			
<b>Application Reference</b>	LA05/2021/0738/O	<b>Date Valid</b>	29.06.2021
<b>Description of Proposal</b>	Replacement dwelling	<b>Location</b>	Opposite and 80m south west of 149 Hillsborough Road, Dromara
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Richard McMullan
<b>Reasons for Recommendation</b>			
<p>The proposal is contrary to the SPPS and Policy CTY 1 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.</p> <p>The proposal is contrary to the SPPS and Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that there is no permitted structure that exhibits the essential characteristics of a dwelling.</p> <p>The proposal is contrary to the SPPS and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that it would, if permitted create a sub-urban style build-up of development and as a consequence would therefore result in a detrimental change to the rural character of the countryside.</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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<b>Item Number 9</b>			
<b>Application Reference</b>	LA05/2022/0964/F	<b>Date Valid</b>	19.10.2022
<b>Description of Proposal</b>	Listed outbuildings and unlisted farm buildings including tree lined avenue to the front and agricultural land to the front and rear of Fortwilliam 40 Old Kilmore Road Moira	<b>Location</b>	Works of restoration and change of use to listed outbuildings to form; a farm shop and a coffee shop with outside seating area; demolition and replacement of unlisted farm buildings with new barn to house garden centre, new lightweight glasshouse structure and new finish to existing hard standing to form uncovered external plant display area; re-positioning of listed gate pillars and enhancement of existing access to Old Kilmore Road, localised widening to tree lined avenue, new access laneway to north-west side of listed dwelling, 34 car parking spaces and servicing area and new landscaping to laneway, car parking and servicing areas
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Grainne Rice
<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>
2	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		
No neighbour notification received within a 90m radius.	The Council is satisfied that the correct neighbours were notified and the neighbour notification procedure has been carried out in accordance with procedures.		
Reservations regarding	Dfi Roads have been consulted on the application and have no objections subject to appropriate conditions. It is considered the		



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<p>proposed access - would overlook causing privacy issues, associated noise, nuisance and disturbance. Dust from the gravel road will increase the potential to cause respiratory health issues. The road design, proximity, surface material and lack of vegetation at the site could be improved.</p>	<p>proposal complies with PPS 3 Access Movement and Parking. In relation to potential for associated noise, Environmental Health have been consulted and have no objections subject to appropriate conditions. Noise and general disturbance caused are not dealt with under planning legislation and is a matter for the local Environmental Health Office. Furthermore it is considered the separation distances and orientation of the proposed development would ensure that the design and layout would not conflict with any adjacent land uses and there is no unacceptable adverse effect on the residential amenity of any neighbouring properties.</p> <p>The landscape Plan submitted shows that all vegetation on site is to be retained with the additional planting of more hedgerows and trees to further increase the biodiversity value and screen the proposed site. Furthermore trees have been planted along the avenue leading to the site.</p>
<p>Consent to discharge and storm drainage heads to a small sheugh/drain under the laneway at No. 40 Kilmore Road laneway. The road will increase drainage demands for the area, drainage implications.</p>	<p>NIEA Water Management, NI Water and Environmental Health have been consulted on the application and have no objection subject to appropriate conditions and informatives. A condition will be applied to any potential decision notice stating the septic tank/sewage treatment unit should be sited as indicated with suitable levels and adequate area of subsoil irrigation for the disposal of effluent (if appropriate). This comment is based on an assessment of potential nuisance and in no way does it negate the need to meet the requirements of the Water (Northern Ireland) Order 1999. Consent to discharge must be obtained from the Northern Ireland Environment Agency. The approved scheme shall be maintained for the life of the approved development.</p> <p>With regard to potential drainage implications Rivers Agency have been consulted on the application and have no objection. DfI Rivers acknowledges that the proposed new gravel lane and car park area will consist of gravel. Henceforth, this development does not exceed 1000m<sup>2</sup> of new hardstanding and does not meet any of the thresholds for when a drainage assessment is required. It is the developer's responsibility to assess the flood risk and drainage impact and to mitigate the risk to the development and any impacts beyond the site.</p>
<p>Impact on value of property.</p>	<p>Impact of a development on the value of a property is a material consideration however in this instance it is not given determining weight.</p>

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<b>Item Number 10</b>			
<b>Application Reference</b>	LA05/2022/0237/F	<b>Date Valid</b>	03.03.2022
<b>Description of Proposal</b>	Internal alterations to existing dwelling and 1.5 side extension to create additional accommodation including familyroom/playroom, bedroom, shower room and store	<b>Location</b>	28 Ballymacash Road, Lisburn
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Laura McCausland
<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>
10	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		
Not an extension_ but a standalone property.	The application has been made on a PHD application form. The initial submitted plans were considered unacceptable in that the proposed internal layout was reflective of a separate contained unit. Upon receipt of feedback the agent revised plans, seeking to provide a family room/playroom, store and additional bedroom accommodation on ground and first floor level. On consideration revised plans clearly demonstrate a physical functioning internal link between the proposed extension and host property thus it is deemed that proposed development will function with host property as one dwelling and the proposal is in accordance with PPS 7 Addendum.		
Adverse Environmental effects by Removal of mature trees- there is currently a 2m high fence which spans along the site boundary that provides privacy from adjacent footpath without	NIEA NED were consulted and offer no objection to the proposed development. The trees to be removed are not afforded protection and could be taken down at any time by the applicant. The proposed boundary treatment is considered acceptable. Therefore it is regarded that the proposed development will not result in an unacceptable adverse impact on, or damage to, habitats, species and any interests of interests of natural heritage importance thus the proposal is deemed to be in accordance with PPS 2 and PPS 7 Addendum.		

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<p>the need to cut down mature trees and plant new hedge.</p>	
<p>Traffic impact and Parking Issues-</p>	<p>The view is expressed that there is insufficient parking provision within site require on street parking on main Ballymacash Road and footpath, make existing Killowen Park with additional cars hazardous and unsafe.</p> <p>DFI Roads have been consulted, considered representations made and offer no objection to the proposed development thus it is regarded that the proposed development satisfies PPS 3 and PPS7 Addendum.</p>
<p>Negative impact character of the neighbourhood- in that there is a mix of 1-2 storey properties on Ballymacash Road however Killowen Park which adjoins this house are only 1 storey. The size and foot print of this new house would be overwhelming to the existing bungalows it would sit beside in Killowen Park and total envelop and swamp them, detracting from their character and charm.</p>	<p>The proposal relates to an extension not a separate new build. As you transcend in either direction along this part of the Ballymacash Road you may have an awareness of side streets within the wider residential area but it is considered that the character of the immediate area at the proposal site is read as 2 storey properties with a wider mix of single storey properties further along the Ballymacash Road. During site inspection existing outward views from the objector's properties towards Ballymacash Road comprise of mostly views of 2 storey properties of varying footprint and design therefore as indicated in the content of objectors comments it is accepted that the character of the Ballymacash Road is 1-2 storey dwellings therefore the proposed development will not detract from the character, charm of Killowen properties or appearance and character of the area. Land steeply rises from the Ballymacash Road as you transcend up Killowen Park therefore the objectors' properties sit at a higher level than the proposal site. It is accepted that the proposed 1.5 storey extension to the side of the existing single storey property will not considered to be overbearing on Killowen Park properties as these Killowen properties also abut existing 2 storey Ballymacash properties. The proposal is considered to comply with PPS 7 Addendum.</p>
<p>Overlooking and loss of privacy- from dormer windows into back garden and conservatory of number 4 Killowen Park and devalue property value of 2 Killowen Park as proposed bedroom 3 will look directly</p>	<p>There is an approximate separation distance of 27m from the proposed development to the objectors' conservatory. The revised plans seek to replace dormer windows with velux windows. The host property currently has existing velux windows to the rear therefore the addition of the proposed velux windows will not create overlooking or loss of privacy into neighbouring properties. Property devaluation is not a material consideration and no supporting evidence has been provided by the objector to support this claim, planning policy directs that the planning system does not exist to protect the private interests of one person against the activities of another. Therefore the proposed development does not unduly affect the privacy or amenity of neighbouring residents and is in accordance with PPS 7 Addendum.</p>

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<p>into my property that is within 7m to the rear boundary fence and proposal property.</p>	
<p>Overshadowing/ Loss of light- the proposal 10m from gable of 2 Killowen Park will overshadow home and rear garden and greatly reduce the amount of light entering my property. will effect light I have considered getting solar panels on my roof</p>	<p>The initial proposal has been reduced from 2 – 1.5 storey and proposed ridge line is 0,9m higher than the existing host property, supporting information has been provided by the agent to demonstrate that there will be no overshadowing or loss of light to adjoining properties. The blank gable wall relating to the objector’s comments does not have a window and will not suffer loss of light into any habitable rooms. The proposed development is deemed to comply with PPS 7 Addendum.</p>
<p>Design- internal layout not an extension but separate 2 storey house will dominate existing property. Height should be smaller than existing building. 4no bedrooms is excessive not ancillary accommodation and no internal links at first floor level. The proposed footprint is excessive. Position of proposed ground floor window opening below stairs is dangerous and low bedroom window cill inappropriate. No</p>	<p>The revised plans clearly show that the internal layout of proposed development will function as one dwelling, there is a physical internal link with the host property. The applicant has provided a supporting statement relating to their family circumstances and it is accepted that the additional bedroom accommodation is reflective of information provided. The proposed increase in footprint of 80.75 sqm is considered acceptable and the size of the plot can easily accommodate the proposed development whilst maintaining sufficient usable private residential amenity. Consideration of the visual appearance of both proposed window openings on the front elevation are acceptable and in keeping with the character of the existing dwelling.</p>

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linkage at first floor level.	
Drainage	<p>Concern regarding current drainage/sewerage system and additional house could create further impacts and problems for property number 26 Ballymacash Road and properties further down the road.</p> <p>NIEA Water Management Unit and NI Water have been consulted and offer no objection to the proposed development. The agent has provided clarity around this issue that there is not a current sewerage/ drainage issue at the site.</p>
The LCCC Planning Guidance for Building an Extension_has not been complied with.	<p>This is a guidance document that sets out householder permitted development rights, the proposed development exceeds permitted development rights hence a planning application has been made to Council and assessment has been made against relevant policy PPS 7 addendum.</p>
Drawings inaccuracies-	<p>The view is expressed that existing bedrooms have not been shown on plans, although external doors have been removed changes can be made in future to create a separate house, a conservatory /sunroom was added in 2020 to the rear has not been indicated correctly.</p> <p>The agent has provided written clarification that all drawings are accurate and in accordance with approved plans LA05/2016/0024/F and conservatory under permitted development. Assessment can only be made regarding the submitted application not future applications.</p>

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<b>Item Number 11</b>			
<b>Application Reference</b>	LA05/2022/0033/F	<b>Date Valid</b>	06.01.2022
<b>Description of Proposal</b>	Erection of 16 detached dwellings with associated parking, landscaping, open space, site works and access arrangements from Quarterlands Road	<b>Location</b>	Lands between 58 and 66 Quarterlands Road northeast of 54b-c & 56 Quarterlands Road north of 7-12 Rural Cottages and southeast of 4-7 Zenda Park, Drumbeg
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Maire Claire O'Neill
<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>
96	5	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		
Neighbour notification not accurate.	The neighbouring properties abutting the red line of the proposed development were notified on of the proposal in line with legislative requirements. They were also re-notified throughout the processing of the application when further information/amendments were received. Furthermore, the application was advertised in the Belfast Telegraph on 19 January 2022. It is therefore considered that the neighbour notification carried out was in line with statutory legislative requirements. Due process in relation to notification has been adhered to.		
Further consultation with residents should have taken place.	The application is a local application and the applicant is not required to formally engage in Pre-Application Community consultation.  That being said, in accordance with good practice, the applicant has carried out some consultation with surrounding properties in order to inform the residents of their intention to lodge the planning application.		
Request for meeting with planners to discuss concerns in relation to the proposal.	A meeting was facilitated at the request of elected members on behalf of a number of local residents. Residents were afforded the opportunity to voice their concerns in relation to the proposed development. The process for making written representation was also explained.		

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<p>Design and scale of houses not in keeping with area and layout incompatible with surroundings.</p>	<p>There is a range of house types of varying styles and design in the surrounding area and it is not considered that the proposed dwellings will have a negative impact or be incompatible with the character of the surrounding area.</p>
<p>Density is too high.</p>	<p>The proposed scheme has been amended to reduce the number of units from 17 to 16. The density of the proposed site is 14.5 dwellings per hectare which is less than the figures of 20 -25 which is stipulated in the key site requirements in draft BMAP attached to the zoning. The density is lower than this and will not conflict with the sites location and surrounding area. The density proposed contributes to the overall scheme and reflects a Quality Residential Environment.</p>
<p>The proposed dwellings will overlook existing properties in Zenda Park and result in a loss of privacy.</p>	<p>The scheme has been assessed against PPS 7 and guidance contained within Creating Places. The separation distances exceed the minimum standards stipulated. No adverse impact on the amenity of neighbouring residents by virtue of overlooking should occur.</p>
<p>The planning history on the site has lapsed and material weight should not be afforded to it.</p>	<p>Planning permission has been granted for 15 houses on the site. The applicant is not relying on this previous permission as justification for this current application.</p> <p>This application is assessment on its own merits having regard to the local development plan and regional planning policy. The land is zoned for housing in the local plan and the detail submitted is considered to provide for a Quality Residential Environment consistent with policy.</p>
<p>Residents would like a community garden and were not aware that this land was zoned for housing.</p>	<p>The desire for a community garden is not something that material weight can be afforded to it. The land has been zoned for housing.</p>
<p>Difference between previous approval and current application.</p>	<p>It is acknowledged that the application is different to that which was previously approved. That said, the land is zoned for housing and the application has been assessed on its own merits and is found to be acceptable.</p>
<p>Validity of development plan in decision making process.</p>	<p>The local development plan was adopted following due process and regard is had to the fact that the lands are zoned for housing.</p>



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<p>Housing need has been satisfied elsewhere.</p>	<p>There is no requirement for the applicant to demonstrate need.</p>
<p>Ecological information submitted is not accurate.</p>	<p>The ecological information and reports that were submitted are compiled by qualified professionals. These papers have been interrogated by NIEA and they have offered no objections to the proposal subject to conditions and informatives. Concerns expressed in detailed representations have also been considered. Officers have no reason not to accept the advice of the statutory consultee.</p>
<p>Impact of the proposal on issues of natural heritage i.e. bats, owls, flora and fauna.</p>	<p>This issue is detailed in a large number of representations submitted in opposition to the proposal. These representations have considered by Natural Environment Division as part of their overall assessment. No objections has been offered.</p>
<p>The site is home to hedgehogs, birds, barn owls and bats, badgers, smooth newts, beetles, bugs and butterflies.</p>	<p>The PEA submitted with the application included the CEDaR records from a dataset of records of species within 2 km of the site. Records of the species of Conservation interest are included in the PEA report in table 4.4.</p> <p>The findings conclude that no CEDaR records have originated from the site itself. It is acknowledged that many different species (not all protected) will have occurred in the site. However, a professional ecologist visited the site and found that the site is not a suitable habitat for the species mentioned. The site was surveyed for evidence of Protected and Priority species and none were found. Any protected species that have habitats beyond the site boundaries is outside the remit of this application.</p> <p>In relation to hedgehogs in the area, mitigation has been recommended to ensure that hedgehogs continue to be protected. Likewise, mitigation measures and specific landscaping has been provided for birds. The site survey did not indicate that the site was a habitat for barn owls. The findings indicate that the site does not provide suitable nesting for barn owls and foraging possibilities are limited within the confined of the site.</p> <p>No suitable bat roosting locations were found within the site boundaries. That being said it is possible that bats use the site and area regularly. However, given the other developments in the area there is no reason that this will not continue once the proposed houses are constructed.</p> <p>Badgers are indeed known to the area but no evidence of badger sets was found on the site or within 25 metres of the red line. No evidence of newts was found during the site visit or during the survey undertaken by the ecologist. Any presence of newts or their breeding</p>

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	<p>ponds outside the site confines lies outside the remit of this particular application.</p> <p>Natural Environment division having considered the detail of the assessment report has offered no objection.</p>
<p>Established hedgerows exist within the boundaries of the application site.</p>	<p>A detailed landscape plan has been submitted with the application. The detail associated with this plan indicates that the boundary hedging is to be retained as far as possible and that the landscape proposals will ensure that the proposal will integrate into the surroundings.</p> <p>As the site lies on the edge of the settlement limits a 5 metre landscape buffer is also proposed.</p>
<p>The proposal will devalue the house prices in the area.</p>	<p>No evidence has been received to substantiate this assertion and as such, no weight is afforded to this issue.</p>
<p>Land is located in the countryside and should not be developed</p>	<p>This statement is factually incorrect. The lands associated with the application lie within the proposed development limits of Drumbeg. The lands are zoned for housing. There is therefore a presumption in favour of development subject to a proposal meeting the other planning and environmental considerations.</p>
<p>The proposal will result in the sewage infrastructure being intensified and they are already at capacity.</p>	<p>Advice from Northern Ireland Water (NIW) confirms that there is capacity in the network to serve 17 dwellings.</p> <p>The scheme has however been reduced to 16 dwellings so there is no concern from this perspective. NIEA Water Management Unit has also offered no objection to the proposal.</p>
<p>EIA should have been carried out.</p>	<p>An EIA determination was carried out and it was concluded that the application did not need to be accompanied with an Environmental Statement.</p>
<p>Site has a history of flooding and proposal will increase flood risk.</p>	<p>The DFI Flood Map shows no history of flooding on the site or in the immediate vicinity. The application is accompanied with a Drainage Assessment. The findings in this illustrate that the site is not at risk of flooding during a 1 in 100 year flood event.</p>
<p>Dangerous for families dropping children off at local preschool.</p>	<p>The application has been accompanied with a Transport Assessment Form and detailed engineering drawings. DFI Roads have assessed the application and have offered no objections. The access arrangements road layout are considered to be acceptable in terms of PPS 3 and DCAN 15. It is therefore not considered that the proposal will prejudice any Road users or pedestrians.</p>

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Road hasn't got the capacity for cars to pass safely.	The proposed development will involve the widening of the road carriageway at the site to 5.5 metres. This should alleviate issues along this section of road. Any further works required to improve the rest of the road lies outside the remit of this particular application. DFI Roads have assessed the application and detail submitted with it and have no objections to the proposal.
A footpath should be provided along the road frontage.	The proposal includes the creation of a new footpath along the section of road frontage.
Affordability of homes.	The sale price of the houses is a matter for the developer. The market value of the houses proposed for development is not an issue that can be taken into consideration in assessing the application.
There is no primary school in the area.	This is an issue that is given material weight in the assessment as it is for the Education Authority to determine need and appropriate locations.
No recreational garden area.	The nature and scale of the application is such that no public open space is required to be provided. The provision of private open space is above minimum standards and considered to be acceptable.
No playpark exists in the area.	The application is for 16 houses. The policy threshold for providing a playpark is not met.
No shops in area.	No weight is afforded to this issue as there are facilities within reasonable distance of the site.
The proposed site lies in an Area of Outstanding Natural Beauty (AONB) and needs protected.	Whilst the site is located in an Area of Outstanding Natural Beauty this does not preclude the proposed development of an area provided it meets the prevailing planning policy and other material considerations.
Impact on the Lagan Valley Regional Park.	The site is surrounded by other residential developments and it is not considered that the nature and scale of the proposal will have a negative impact on the wider setting of the Lagan Valley Regional Park.
Increase in traffic will cause an increase in air pollution.	No evidence has been put forward to substantiate this assertion. Environmental Health have reviewed the detail of the application and have not offered any objection in this regard.
Request on 2 June 2023 for application to be held.	It was asserted that it would be unfair to "rush" the application to committee when a new committee would only just be formed. The residents state that the process needs to be fair and equitable and that the planning unit needs to allow time for residents to fully consider the complex issues and detailed drawings submitted.

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	<p>The application was received on 06 January 2022 and opportunity has been afforded to third parties throughout the application process.</p> <p>The application is a local application with decision making delegated to officers. That said, should the application be Called In, it will be presented to the Committee for determination in due course. Advice has been provided in this regard.</p>
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