

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

**Week Ending 10th November 2023**

<b>Item Number 1</b>			
<b>Application Reference</b>	LA05/2023/0378/F	<b>Date Valid</b>	04.05.2023
<b>Description of Proposal</b>	Single storey extension to rear of dwelling	<b>Location</b>	19 Killowen Park, Lisburn
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Joseph Billham
<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>		
Impact on privacy.	The extension will have a new set of patio doors on the rear elevation. The separation distance to the rear boundary is 11.6m and back to back with No 9 is 32m. The rear boundary consists of a 1.8m vertical timber fencing that is being retained as indicated on the plans submitted. The separation distance and boundary treatment is considered acceptable and the proposal will not unduly impact on the privacy and amenity of neighbouring residents.		
Concerns regarding height of extension.	The proposal is single storey in height with a flat roof matching the top of the eaves height at 3.35m. This is considered subordinate in scale and size with the existing dwelling.		

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**Week Ending 10th November 2023**

<b>Item Number 2</b>			
<b>Application Reference</b>	LA05/2021/1201/F	<b>Date Valid</b>	03.11.2021
<b>Description of Proposal</b>	Sub-division of 1 dwelling into 2 dwellings and improvement and extension to premises	<b>Location</b>	64 Sloan Street Largymore Lisburn
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Richard McMullan
<b>Reasons for Recommendation</b>			
<p>The proposal is contrary to Paragraph 6.136 of the SPPS and Policy HOU3 of the Lisburn and Castlereagh City Council Plan Strategy in that it would if permitted, be detrimental to the character and appearance of the local area by virtue of its scale, massing, proportions and layout.</p> <p>The proposal is contrary to Paragraph 6.136 of the SPPS and Policy HOU4 and HOU7 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been demonstrated that the design and layout of the development would not have an unacceptable adverse effect on the living conditions of existing residents through dominance, overshadowing and loss of light resulting in a loss of residential amenity.</p> <p>The proposal is contrary to Paragraph 6.136 of the SPPS and Policy HOU8 of the Lisburn and Castlereagh City Council Plan Strategy in that the proposed density is significantly higher than that found in the established residential area, the pattern of development is not in keeping with the local character, environmental quality and existing residential amenity of the established residential area and the units are not built to a size as set out in Supplementary Planning Guidance, Part A: Space Standards for Dwellings.</p> <p>The proposal is contrary to Paragraph 6.136 of the SPPS and Policy HOU3 and HOU6 of the Lisburn and Castlereagh City Council Plan Strategy in that a Design Concept Statement (DCS) has not been provided that demonstrates that the proposal draws upon the positive aspects of, and respects the local character, appearance and environmental quality of the surrounding area.</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>		