

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

Week Ending 11th July 2024

Item Number 1			
Application Reference	LA05/2024/0279/F	Date Valid	10.04.2024
Description of Proposal	Provision of a new 4G synthetic pitch, boundary fencing, ball stops, floodlighting and associated works	Location	Carryduff GAC Knockbracken Drive, Belfast,
Group Recommendation	Approval	Case Officer	Laura McCausland
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		
Drainage.	<p>The objector raised concern that the increase in bit mac hardstanding may create additional run off of water into existing drainage channel that serves their property that would flood the laneway and impact upon the vehicular or pedestrian access to their property.</p> <p>DFI Rivers response dated 16th May 2024 they confirm that Flood Maps (NI) indicates that the development does not lie within the 1 in 100 years fluvial nor are there any watercourses which are designated under the terms of the Drainage (Northern Ireland) Order 1973 within this site. DFI Rivers do not have any record that the site may be affected by watercourses. DFI Rivers confirm that Flood Maps (NI) indicates that the site does not lie within an area of predicted pluvial flooding.</p> <p>DFI Rivers were consulted and responded after receipt of objector's comments and have not raised any concern in relation to drainage or potential impact on flooding in relation to the objector or other neighbouring properties.</p> <p>During the site inspection it was noted that there was no existing flooding issue in the wider site of Carryduff GAC that additional development of this scale and nature would exasperate.</p> <p>The pitched is not deemed to create a hard standing area as detail provided on plan 03A. It is considered that it has been sufficiently demonstrate by the agent that the proposal falls short of the threshold for the requirement of a drainage assessment to be provided. DFI Rivers</p>		

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

Week Ending 11th July 2024

	<p>advised that should Council do not require a drainage assessment the developer should still be advised to carry out their own assessment of flood risk and construct in the appropriate manner that minimises flood risk to the proposed development and elsewhere.</p> <p>It is considered that suitable mitigation measures can be implemented such as retention of bank and proposed soft surfaces through additional planting are shown on plan 03A to help mitigate against any potential flood risk.</p> <p>The proposal is deemed to be in accordance with polices FL1-4.</p>
<p>Clarification of Parking Arrangements.</p>	<p>The objector assumes that the planning proposal will not lead to the surplus vehicle parking on the narrow laneway (Knockbracken Drive) and impede access to or from our properties on that drive currently.</p> <p>Detail on the application form indicates that parking is to remain as existing. DFI Roads have been consulted and offer no objection to the proposed development in relation to parking provision. The agent has confirmed that the expected number of visitors to the site are to remain as existing.</p> <p>The proposal is deemed to be in accordance with Policy TRA2.</p>

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

Week Ending 11th July 2024

Item Number 2			
Application Reference	LA05/2024/0406/F	Date Valid	23.05.2024
Description of Proposal	Porch extension with toilet	Location	42 Windermere Road, Belfast
Group Recommendation	Approval	Case Officer	Jade Gillespie
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		
The extension would not be aesthetically pleasing or in keeping with the other properties in the development.	The proposed front porch has been found to be subordinately scaled and designed in such a manner that is considered to ensure there will be no detrimental impact on the character of the host property or the surrounding area. While it is acknowledged that porch extensions are not characteristic to the area, the proposed extension is modestly scaled and does not appear as a dominating or prominent addition to the host property or the surrounding area. The porch has utilised materials that match the main dwellinghouse and mimics the roof form of the main dwellinghouse. As such, the proposal is considered to be acceptable.		

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

Week Ending 11th July 2024

Item Number 3			
Application Reference	LA05/2022/1118/F	Date Valid	08.12.2022
Description of Proposal	Provision of 5 no Detached dwellings with garages	Location	Lands between Laurelgrove Court (BT8 6ZR) and Knockbracken Manor (BT8 6WD) along the line of Laurelgrove Avenue, Belfast
Group Recommendation	Refusal	Case Officer	Brenda Ferguson
Reasons for Recommendation			
<ul style="list-style-type: none"> • The proposal is contrary to Policy OS1 of the Lisburn and Castlereagh Plan Strategy 2032 in that it will result in the loss of existing open space, and it has not been demonstrated that the proposal constitutes being merited as an exception to the Policy. • The proposal is contrary to Policy HOU3 of the Lisburn and Castlereagh Plan Strategy 2032 in that the development does not respect the surrounding context and characteristics in terms of layout, appearance and landscaped areas. • The proposal is contrary to Policy HOU4 (a) of the Lisburn and Castlereagh Plan Strategy 2032 in that the design of the development does not draw upon the best local architectural form, materials and detailing. • The proposal is contrary to Policy HOU4 (b) of the Lisburn and Castlereagh Plan Strategy 2032 in that it has not been demonstrated that appropriate landscaped areas will be provided to soften the visual impact of the development and aid its integration with the surrounding area. • The proposal is contrary to Policy HOU4 (i) of the Lisburn and Castlereagh Plan Strategy 2032 in that the design and layout conflicts with adjacent land uses, and if approved will result in an unacceptable adverse impact on the existing properties in terms of overlooking, loss of light and overshadowing. • The proposal is contrary to Policy HOU8 (b) of the Lisburn and Castlereagh Plan Strategy 2032 in that the pattern of development is not in keeping with the local character, environmental quality and existing residential amenity of the established residential area. • The proposal is contrary to Policy TRA7 of the Lisburn and Castlereagh Plan Strategy 2032, in that it would, if permitted, prejudice the safety and convenience of road users since adequate provision cannot be made clear of the highway for the parking and in-curtilage turning of vehicles which would be attracted to the site. • The proposal is contrary to Policy WM2 of the Lisburn and Castlereagh Plan Strategy 2032 in that insufficient information has been submitted in relation to the means of sewage treatment for the proposed development. 			

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Week Ending 11th July 2024

Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
120	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Concerns regarding loss of open space for over 150 houses.	It is acknowledged and accepted that the proposal will result in the loss of an area of existing open space of public amenity value and is contrary to policy.		
Green space is used for children playing, dog walking and other family related outdoor activities.	As above, following an assessment of the above application, the proposal is deemed to be contrary to policy due to the loss of an area of existing open space.		
Increase in traffic at already difficult access/entrance into development.	DFI Roads have reviewed the detail associated with the application in relation to the access arrangements and have highlighted no concerns in relation to the use of the existing access for the provision of 5 no. dwellings and garages. The in-curtilage car parking and turning arrangements however are not satisfactory.		
Only green space within Laurelgrove and Brackenhill/Knockbracken.	Again, as per consideration, this has been acknowledged and the proposal will result in the unacceptable loss of an area of existing open space.		
Loss of recreational space that serves local community – negative impact.	It is acknowledged and accepted that the proposal will result in the loss of an area of existing recreational open space of public amenity value and is contrary to policy.		
Impact on wildlife and biodiversity of the area.	A biodiversity checklist has been submitted and due to the retention of existing screening it is not deemed to result in an adverse impact on features of natural heritage interest however it is acknowledged that the loss of open space to housing will result in the loss of green space of biodiversity value.		
Further development on opposite site of Ballymaconaghy with permission for over 350 dwelling resulting in loss of further green areas.	The applications on the opposite side of the Ballymaconaghy Road are not within the red line of the site and do not form part of the overall assessment.		

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Week Ending 11th July 2024

Errors in Design and Access Statement.	The Design and Access Statement has referred to the Ballycrochan Linear Park as sharing a boundary with the site however it is not within the vicinity of this application therefore is incorrect.
Lack of facilities and infrastructure in area already overdeveloped by houses.	The provision of additional infrastructure and facilities is not a requirement of this application due to the number of dwellings being proposed.
Concerns with proposal in relation to existing properties at no. 7, no. 9, and no. 11 Knockbracken Manor resulting in loss of residential amenity.	The assessment has deemed that the proposed layout is unacceptable by virtue of the positioning of the dwellings in close proximity to the boundary with Knockbracken Manor which will result in the loss of residential amenity by reason of overlooking, over shadowing and dominance.
Lack of adequately planned drainage and plans to prevent water runoff.	A drainage assessment was not required in line with FLD 3 as part of the proposal due to the no. of dwellings proposed and the amount of hardstanding to be provided within the site.
Lack of details re. height of timber boundary fences as shown on elevations drawing.	There are details lacking relating to the heights and finishes of the proposed internal and external boundary treatments within and around the site.
Lack of details re. maintenance of existing boundary planting.	A landscape maintenance plan has not been submitted in support of the application and full details have not been provided by way of landscaping.
Lack of details re. finishes/materials of garages.	It is acknowledged that the details relating to the garage plans/elevations have not been shown as part of the proposed plans.