

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

Week Ending 12 January 2024

Item Number 1			
Application Reference	LA05/2022/0150/O	Date Valid	08.02.2022
Description of Proposal	Proposed replacement of existing storage building with a dwelling house, detached garage and associated site works.	Location	100 Hillsborough Road, Moneyreagh, BT23 6AZ
Group Recommendation	Refusal	Case Officer	Cara Breen
Reasons for Recommendation			
<ul style="list-style-type: none"> ▪ The proposal is contrary to Policy COU1 of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that the proposed development is not a type of development which in principle is acceptable in the countryside. ▪ The proposal is contrary to Policy COU3 of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that the non residential building is not of a type which is eligible for replacement and it has not been demonstrated that replacement of the building would bring about significant environmental benefits or provide an important contribution to the heritage, appearance or character of the locality. ▪ The proposal is contrary Policy COU8 of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that the site is not a small gap sufficient to accommodate two dwellings within an otherwise substantial and continuously built-up frontage and would if permitted fail to respect the existing pattern of development along the frontage in terms of its frontage width and plot size and would add to a ribbon of development along Hillsborough Road. ▪ The proposal is contrary to Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that the proposed development would, if permitted, fail to respect the traditional pattern of settlement exhibited in that area and would, if permitted, result in an adverse impact on the rural character of the area. 			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	1	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		

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Item Number 2			
Application Reference	LA05/2020/0180/F	Date Valid	26.02.2020
Description of Proposal	Proposed single storey extension to the rear of existing dwelling (Amended plans)	Location	63 Wellington Park Drive, Maghaberry, BT67 0UP
Group Recommendation	Approval	Case Officer	Calum Mc Cormick
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
3	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
potential unacceptable overshadowing	<p>Concern is expressed in relation to the proximity of the extension to the neighbouring dwelling.</p> <p>The 1.6 m separation distance between the proposed 3.3 m flat roof extension and the common boundary of 1 Wellington Park Road has been considered in relation to overshadowing and concluded that any overshadowing of the neighbouring garden would be minimal, transient and seasonal which would not be to an unreasonable degree.</p>		
The overbearing effect of the extension for No.1 Wellington Park Road.	<p>The initial scheme as submitted was considered excessive in scale and height with respect to the rear garden. Amendments show a reduction in the overall length of the extension and the removal of the ridge line mass in favour of a flat roof. It is considered the scheme as submitted would be suitably subordinate to the host dwelling and integrate with the massing of the surrounding housing development.</p>		
Impact on view/aspect to the south west	<p>Concern is expressed in relation to the visual impact of the proposal to the south west.</p> <p>The proposal sits in an already highly developed urban environment with restricted views and aspects. The removal of the ridgeline and reduction in overall scale of the extension would help to mitigate against loss of aspect.</p>		
Scale and use	<p>Concern is expressed in relation to the scale of the proposed extension and that it may be used as a new unit in the future. There is nothing on the floorplans to suggest the extension is intended to be used as a stand alone residential unit.</p>		

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<p>Inconsistency between the fireplace present on the submitted floorplans and lack of related flue on the submitted elevations.</p>	<p>It was confirmed with the agent that the apparent woodburning stove present on the floorplans was indicative and did not constitute the installation of a fire and flue.</p>
<p>Initial submission had potential inaccuracies. Further concern was raised that the indicated gable length of the existing house was inaccurate on elevations.</p>	<p>Following the objection submitted on the 11th of August from the residents of No.1 Wellington Park Road, potential drawing inaccuracies were communicated to the agent in addition to the request for drawing amendments showing a reduction to the scale of the scheme. Amendments were received on 02 July 2021 which adequately addressed these issues and further neighbour notification was undertaken. Scaling and detailing is now presumed to be accurate.</p>

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Item Number 3			
Application Reference	LA05/2023/0348/F	Date Valid	20.04.2023
Description of Proposal	Erection of three 2 storey dwellings with detached garage and associated site works and landscaping	Location	92 Carnreagh, Hillsborough, BT26 6LJ
Group Recommendation	Approval	Case Officer	Catherine Gray
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		
Surrounding infrastructure does not support 3 homes	<p>The view is expressed that the initial application was for one dwelling, that has been increased to 3 and surrounding infrastructure does not support 3 homes.</p> <p>Outline planning permission was granted on the application site for 4 dwellings on 11/02/2019 under application LA05/2016/1119/O. The previous application for one dwelling was only for a portion of the site of the current application and that application was withdrawn. All consultees have raised no objection to the proposal and it is considered that the surrounding infrastructure could support the 3 proposed dwellings.</p>		
Impact on privacy of 1 Farriers Green	<p>Concern is raised that the proposal would severely impact the privacy of the dwelling at 1 Farriers Green.</p> <p>The dwellings are proposed to the end of the existing laneway in place of development previously on the site that has already been demolished. The access laneway is adjacent to 1 Farriers Green and between the siting of the proposed dwellings and 1 Farriers Green there are 6 existing dwelling houses. The separation distances between the proposal and 1 Farriers Green would ensure that the proposal would not have an unacceptable impact on the privacy and private amenity of 1 Farriers Green. The proposal complies with policies HOU1, 3 and 4 and with the guidance in Creating Places.</p>		

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<p>Heavy machinery on the lane would present a danger to children and wildlife</p>	<p>The view is expressed that heavy machinery on the lane would present a danger to children and wildlife. Also they ask if an environmental assessment be provided.</p> <p>It is not uncommon for a development site to have construction traffic that would be present until the development is completed. These are considered to be normal impacts in relation to the development of land. The issue raised is given little weight in the assessment of the application. That said it does not remove the obligation of the developers and their contractors to be considerate neighbours and to not cause nuisance for the duration of the works. And the proposal does not meet the threshold for the submission of an environmental assessment.</p>
<p>Impact the standard of living of occupants of 1 Farriers Green</p>	<p>The view is expressed that access through the lane would severely impact the standard of living of occupants of 1 Farriers Green.</p> <p>The proposal complies with planning policy and would create a quality residential environment. It is considered that the proposal would not have a negative impact on the standard of living of occupants of 1 Farriers Green.</p>
<p>1 Farriers Green has a retaining wall shared with the entrance to the access lane and there are no plans to suggest what will become of the wall.</p>	<p>Concerns is raised that 1 Farriers Green has a retaining wall shared with the entrance to the access lane and there are no plans to suggest what will become of the wall.</p> <p>It is noted that the adjacent properties to the west of the laneway are set a lower level than the laneway. The integrity of the laneway should not be compromised by the proposal. The submitted details do not propose any changes to the retaining wall that supports the laneway.</p>
<p>The area is already overdeveloped</p>	<p>The view is expressed that the area is already overdeveloped.</p> <p>The proposal is within the Settlement Development Limit of Hillsborough where residential development is acceptable in principle. Three dwellings on a site of 0.3 hectares is an acceptable density</p>
<p>Impact of additional traffic</p>	<p>The view is expressed that the impact of additional traffic is not welcomed.</p> <p>DfI Roads have no objection to the proposal. It is considered that the proposal would not prejudice road safety or significantly inconvenience the flow of vehicles and complies with policy TRA 2 Access to Public Roads</p>