

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

Week Ending 15 December 2023

Item Number 1			
Application Reference	LA05/2023/0571/F	Date Valid	11.07.2023
Description of Proposal	Demolition of existing single storey rear return and erection of new single storey extension to rear	Location	6 Front Road, Lisburn
Group Recommendation	Approval	Case Officer	Barbara Hanna
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		
Overshadowing/Loss of light to sunroom and garden.	The extension is positioned to the south west of the existing dwelling. The proposal will extend a further 0.9m than this existing rear return. Given the orientation of the sun the proposal has the potential to overshadow No.7 in the early morning. However, it is not thought that any adverse impact will be substantially greater than that already created by the existing 1.8/2m high boundary fence.		
Drainage concerns	Drainage concerns are raised regarding access water running into areas between the dwellings that cannot be monitored or accessed to treat any damp issues that may arise. There is a 0.2m gap between the proposal and No.7. This is a sufficient gap to provide a rainwater gutter along the party boundary.		
Loss of view.	The right to a view is a material planning consideration but not one that is given determining weight in the assessment of planning applications. The larger green shed has been in-situ since at least 2010 and as such is immune from enforcement action. The smaller shed was investigated under by enforcement and qualifies as permitted development.		

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Item Number 2			
Application Reference	LA05/2021/0310/F	Date Valid	19.03.2021
Description of Proposal	Erection of new dwelling and associated site works	Location	Land between 111 Mealough Road and to the west of 103 Mealough Road, Carryduff, Belfast
Group Recommendation	Approval	Case Officer	Rosaleen Heaney
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
4	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Decision associated with earlier permissions are flawed.	This application is considered on its own merits. The previous history of approval for an infill was assessed in a different policy context. No material weight is attached to the history in the assessment of this proposal.		
Adds to Ribbon of Development.	The impact of the proposed development on the rural character of the local area is assessed. The site is not prominent and the new dwelling groups with other buildings adjacent on either side and in the backdrop. It is sited consistent with the established pattern of development and does not result in urban sprawl.		
Prominent Feature in Landscape.	The dwelling integrates into the landscape as it is enclosed on two sides by other development and the rising land to the rear provides a backdrop. Whilst a roadside location the building is not in a prominent location and the buildings blend with the landform by taking advantage of the enclosure provided by the landscaping to the east and the rising ground to the north.		
No compelling site-specific reasons.	Careful consideration is given to the evidence submitted by the applicant, and it has been demonstrated that a new dwelling is a necessary response to the particular domestic circumstances. Financial hardship linked to a long-term medical condition is weighed as significant alongside limitations in extending the applicants existing property. The applicant has demonstrated that the need is linked to this location.		