

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

Week Ending 2nd October 2026

Item Number 1			
Application Reference	LA05/2025/0723/F	Date Valid	09.10.2025
Description of Proposal	Proposed demolition of existing 2 storey detached dwelling and construction of new replacement 2 storey dwelling and associated site works	Location	4 Park Lane, Hillsborough
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
3	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Overlooking.	Concern is raised that the proposal would cause overlooking into the neighbouring property and asks could the plans be modified to give consideration to either removing the offending windows or the additional requirement for frosting to make them opaque. Two windows are proposed on the first floor on the southern gable ends of the proposed dwelling. Their position and separation distances in relation to the neighbouring dwelling ensures that there would be no direct overlooking into the neighbours' private amenity space.		
Farm Grant.	The view is expressed from the neighbour that it is his 'understanding that 4 Park Lane is held under a 1967 Fee Farm Grant and within that grant are certain clauses that prevent development on the site'. This would be a legal matter for the applicant/owner of the property and not a planning consideration that is given determining weight.		
Pillar/shared boundary.	Concern is raised the proposed construction of a new pillar on the shared party boundary to facilitate new, and much taller gates. They object to any modification to the existing pillar or dividing wall and expressly forbids any tampering or demolition of the existing shared structure.		

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	The scheme proposes the existing gateposts to be extended to a height of 1.8m and to be rendered and painted, with concrete capping. It is the responsibility of the applicant/developer to ensure that they have ownership/control of all lands necessary to develop land in accordance with a planning permission
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