

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

Week Ending 22nd November 2024

Item Number 1			
Application Reference	LA05/2024/0389/O	Date Valid	20.05.2024
Description of Proposal	Proposed site for two infill dwellings and garages.	Location	Adj to and south of 83 Tullyard Road, Drumbo, Lisburn
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, in that it is not a type of development which in principle is considered to be acceptable in the countryside. ▪ The proposal is contrary to Policy COU8 of the Lisburn and Castlereagh City Council Plan Strategy, in that there is not a small gap sufficient to accommodate two dwellings within a substantial and continuously built up frontage and the proposal would not be appropriate to the existing plot size and width. The proposal would add to a ribbon of development along Tullyard Road. ▪ The proposal is contrary to Criteria (c) and (e) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy, in that the proposed development does not respect the traditional pattern of settlement exhibited in that area and it would result in an adverse impact on the rural character of the area. 			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		

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Item Number 2			
Application Reference	LA05/2019/1135/F	Date Valid	04.11.2019
Description of Proposal	Conversion of pig sheds to 8 no. dog kennels including alterations to existing access and provisions of car parking and associated site works.	Location	73 Belfast Road Glenavy
Group Recommendation	Refusal	Case Officer	Brenda Ferguson
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 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 COU 4 and COU 14 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been demonstrated that the building is non-listed vernacular or suitably locally important to qualify for conversion to a non-residential use, the conversion would adversely impact upon the amenities of nearby residents with respect to noise and the nature and scale of the proposed non-residential use is not appropriate to a countryside location. • The proposal is contrary to Policy COU15 (g) of the Lisburn and Castlereagh City Council Plan Strategy in that the ancillary works will not integrate with their surroundings. • The proposal is contrary to Policy COU16 (f) and (h) of the Lisburn and Castlereagh City Council Plan Strategy in that it would adversely impact on residential amenity with respect to noise and the impact of ancillary works would have an adverse impact on rural character. 			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
12	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Noise disturbance with respect to dogs barking and impact on	It is concluded that the proposal will have an adverse impact on residential amenity with respect to noise.		

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residential amenity.	
Dog kennel use conflicts with rural farmland and is incompatible and out of character.	The proposal has been assessed against the relevant policies for development in the countryside and it is concluded that it is not an acceptable use within the rural location.
Impact on traffic and dangerous road.	DFI roads have considered the potential impact of the proposal and concluded that they are content from the information provided.
Security of the proposal during day and night and hours of operation of business.	The specific hours of operation and security measures have been indicated within the supporting information.
Impact of car parking and additional works.	It is considered that the proposal will have an adverse impact on the rural character by virtue of the ancillary works including the additional parking area.