

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

**Week Ending 25th October 2024**

Item Number 1			
<b>Application Reference</b>	LA05/2023/0932/F	<b>Date Valid</b>	23.11.2023
<b>Description of Proposal</b>	3 no pigeon sheds (retrospective)	<b>Location</b>	21 Little Wenham, Moira
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Kevin Maguire
Reasons for Recommendation			
The proposal is contrary to paragraphs 4.11 and 4.12 of the SPPS and Policy HOU7 of the Lisburn and Castlereagh City Council Plan Strategy in that the proposal would unduly impact on the amenity of neighboring residents and cause an unacceptable adverse effect on their living conditions through noise, odour and pests.			
Representations			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
7	N/A	N/A	N/A
Consideration of Objections			
<b>Issue</b>	<b>Consideration of Issue</b>		
Visual impact of the structures.	The siting of the structures is to the rear of the dwelling at No 21 Little Wenham and therefore there are limited public views of these, with principal views coming from the adjacent dwellings and some minor long-range views from the public road. Given the relatively low elevation, design and materials used it is unlikely that the visual impact of these sheds would be of significant merit to warrant a refusal.		
Amenity from the birds including noise.	This issue has been considered and the assessment would view that due to the floorspace and associated number of birds, the design of the sheds to allow a proper cleaning regime, as well as the proximity of the sheds to the neighbours boundary, it is considered that the development would likely lead to adverse impact on adjoining residential properties.		
Impact on future house prices of nearby dwellings.	This matter lies outside the remit of planning and as such cannot form part of the overall assessment.		
Issues relating to bird waste (droppings)/potential to attract vermin.	This issue has been considered and the assessment would view that due to the number of birds and siting of the sheds, some of which are close to the boundary with the neighbouring properties boundary, it is considered that the development would likely lead to adverse impact the adjoining residential properties.		

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<p>Delay in receiving neighbour notification letters</p>	<p>Neighbour notification letters were issued 07/12/2023 and 06/06/2024 as per Article 8 of the Planning (General Development Procedure) Order (Northern Ireland) 2015 (GDPO). The Council has no control over when these letters are delivered to the relevant properties however in this case as the most recent letter was issued in June 2024 it is considered that neighbours have now had an acceptable time period in which to consider the information associated with the application and opportunity to respond to the Council.</p>
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