

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

Week Ending 26 April 2024

Item Number 1			
Application Reference	LA05/2022/0538/O	Date Valid	30 May 2022
Description of Proposal	Proposed farm dwelling under PPS21 Cty10	Location	adjacent to and south of 9a Pothill Lane, Lisburn
Group Recommendation	Refusal	Case Officer	Brenda Ferguson
Reasons for Recommendation			
<p>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.</p> <p>The proposal is contrary to paragraph 6.73 of the SPPS and Policy COU10 of the Lisburn and Castlereagh City Council Plan Strategy 2032 in that it has not been demonstrated that dwellings or development opportunities out with settlement limits have not been sold off from the farm holding within 10 years of the date of the application.</p>			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
3	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Landownership	The P1 form has been amended and certificate C has been completed to serve notice on the part owners of the laneway.		
Neighbour Notification	Concern is expressed that the owner/occupier of 7 Pothill Lane has not been notified. The system indicates that 7 Pothill Lane was included in the list of neighbour notifications issued and as such, the legislative requirements has been met.		
Dwelling/Development opportunities sold off the farm holding.	<p>Concern is expressed that a replacement dwelling opportunity approved under S/2014/0214/F has been sold off the farm holding.</p> <p>Evidence suggests that a dwelling/development opportunity may have been sold off from the farm.</p>		
Safety issues with lane.	Concern is expressed that previous approvals have not been implemented fully causing safety issues with lane. This is a separate issue that cannot be considered as part of this assessment. DFI Roads are content with the information provided in respect of this proposal.		

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Sightlines of 4.5m x 147m cannot be achieved without affected the tree foliage and trunks.	No part of the structural boundary obscures the sight line. No trees will be impacted by the proposal or felled/looped as identified within the Preliminary Ecological Appraisal.
Concerns regarding stability of the verge. Sightlines cannot be provided without obstruction.	It is concluded and has been confirmed that no mature trees will be removed in order to facilitate the sight splays which are confined to the roadside verge.
Drawings not fully accurate.	The extent of the right and left handed splays have been shown and overlaid onto aerial photos as well as identifying them on a block plan drawn to scale.
DFI's most recent response dated 8 th February 2023 does not reflect the access design agreed for 3 previous approvals.	DFI roads are content with the access width arrangements identified on the plans and the extent of the splays to be provided.
Need for Bat surveys.	<p>The view is expressed that tree removal would trigger the necessity for a Bat survey to ensure no loss of roosts or foraging zones.</p> <p>A preliminary Ecological Appraisal and Bat Roost Survey has been completed. No trees with a Moderate bat roost potential were identified. The survey concluded no trees seem to require to be removed or lopped. Natural Environment Division are content with the findings.</p>
The principle of whether road safety can be achieved has not been verified.	DFI roads have raised no objections with respect to the proposal and no road safety concerns have been identified. Officers have no reason not to accept the advice of the statutory consultee.

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Item Number 2			
Application Reference	LA05/2023/0408/F	Date Valid	15.05.2023
Description of Proposal	Proposed two storey extension to rear of dwelling	Location	55 Church Road, Moneyreagh
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		
Unduly prominent and out of character with the surrounding area.	<p>The proposed extension is not considered unduly prominent in terms of creating a large blank wall in view of No.53 as there is already a single storey sunroom to the rear of No.53 which helps to reduce the visual impact. The extension does not project beyond the rear elevation of the sunroom at No.53.</p> <p>Two storey extensions are considered acceptable within an Area of Village Character if designed appropriately. There are single storey extensions to the rear of two other properties within the terrace (No's 51 and 53). Although No.55 will be the first two storey extension in the terrace there is an existing two storey flat roof projection to the rear of semi-detached property at No.47 Church Road. For this reason, the proposal is not considered out of character.</p>		
Overshadowing/loss of light to windows at the rear of property.	Light test confirms no unacceptable loss of light to habitable rooms within No.53. No.53 is already partially overshadowed by their existing sunroom, the proposal does not project beyond the rear elevation of this sunroom. Any additional overshadowing is not considered unacceptable.		
Unable to install solar panels as intended due to overshadowing.	This is not a planning consideration that is given weight in this assessment.		

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Item Number 3			
Application Reference	LA05/2022/0798/F	Date Valid	11.08.2022
Description of Proposal	Removal of trees as per arboriculturist report, extension of forecourt, provision of parking and new landscaping	Location	Eurospar Lagan Valley 78-81 Hillsborough Road Lisburn
Group Recommendation	Approval	Case Officer	Cara Breen
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		
Impact on privacy.	As per the proposal description, the application pertains to the removal of trees as per arboriculturist report, extension of forecourt, provision of parking and new landscaping only. Taking the location of the proposed works in the context of the orientation of existing neighbouring residential dwellings and their associated private amenity spaces into account, in addition to the distance of the scheme from neighbouring residential dwellings, the proposed fencing which would enclose the extended parking area, the nature of the development and the landscaping proposed, there are no concerns in relation to the impact on privacy.		
Increase in noise and disruption.	Lisburn and Castlereagh City Council Environmental Health unit were consulted as part of the processing of the application. In their subsequent consultation response, they offer no objection to the development, subject to a stipulated informative with any approval.		
Impact of lighting.	Lisburn and Castlereagh City Council Environmental Health unit were consulted as part of the processing of the application and subsequently responded offering no objection to the development, subject to the inclusion of a stipulated informative with any approval.		
Impact on wildlife.	A Preliminary Ecological Appraisal and subsequent Bat Report were submitted during the processing of the application. DAERA Natural Environment Division were consulted as part of the processing of the application. In their final consultation response, they note that they have considered the impacts of the proposal on designated sites and on other		

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	natural heritage interests and on the basis of the information provided DAERA Natural Environment Division offer no concerns, subject to the inclusion of stipulated conditions and informatives with any approval, as per their response.
Devalue property.	Devaluation of property is not a material consideration which is contended to be of determining weight in respect to the assessment of Planning applications.
Impact on traffic.	A Transport Assessment Form and a Service Management Plan were submitted in conjunction with the application. No extension to the existing retail premises is proposed as part of this scheme. DfI Roads were consulted as part of the processing of the application. In their final consultation response, DfI Roads offer no objection to the development, subject to the inclusion of 2 no. conditions and informatives to be included with any approval, as stipulated in their consultation response.
Removal of protected trees.	It is acknowledged that the application incorporates the removal of trees which are protected by virtue of TPO's. The Council's TPO Officer was consulted as part of the processing of the application. A Tree Survey Report, which outlines the condition etc. of the trees, was submitted in conjunction with the application. New planting, to include 15x extra heavy standard trees, is proposed. Having considered the Tree Survey Report and the associated plans, the TPO Officer offers no objection to the removal of the trees, as per the plans, subject to the inclusion of conditions with any approval.
Anti-social behaviour.	Potential anti-social behaviour is not a material Planning consideration which is awarded determining weight in the assessment of a Planning application.
Pollution from more vehicles.	Lisburn and Castlereagh City Council Environmental Health unit were consulted as part of the processing of the application. In their final consultation response, Environmental Health offer no concerns in relation to the development, subject to the inclusion of an informative, as stipulated in their consultation response, with any approval.