

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

Week Ending 28th June 2024

Item Number 1			
Application Reference	LA05/2024/0209/F	Date Valid	14.03.2024
Description of Proposal	Proposed two-storey side extension to existing dwelling. To provide new family room, Utility room & downstairs toilet to ground floor, and 2no bedrooms to first floor.	Location	42 Cloverdale Crescent, Lisburn,
Group Recommendation	Approval	Case Officer	Helen McGuinness
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		
If this was to be approved, it would enclose my rear garden and cut off the summer sun light from seven o'clock onwards.	The application site does not share a boundary with the property 5 Cloverdale Road. However, the proposed extension will maintain an adequate minimum separation distance of approximately 7.5 metres from the eastern boundary. It is considered that this distance is adequate to mitigate any potential impact to neighbouring occupiers in regard to overshadowing, overlooking, loss of privacy and overbearing impact.		

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Item Number 2			
Application Reference	LA05/2023/0974/F	Date Valid	11.12.2023
Description of Proposal	Proposed extension & alterations to existing dwelling Including new front and rear dormers, carport, retaining wall, stepped landscaping and all associated landscaping	Location	56 Drumbo 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
5	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
No right of way to No. 56A shown on the proposed plans.	Amended plans, to include vehicular access to No. 56A, have since been received following this objection. Neighbours were re-notified upon receipt of the amended plans and no further representations have been received to date by the Council's Planning unit.		
Accuracy of boundaries on the ground.	Development is to be carried out as per the stamped approved plans. Concerns pertaining to the existing boundaries on the ground is a civil (legal) matter and is outside the remit of Planning.		
Farming fence not to be removed.	Issues with regards to boundary fencing are a civil (legal) matter between the relevant parties and are outside the remit of the Council's Planning unit.		

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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
4	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 natural heritage interests and on the basis of the information provided DAERA Natural Environment Division offer no concerns, subject to the		

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	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.
Road Safety.	DfI Roads were consulted as part of the processing of the application. In their final consultation response, they offer no concerns in relation to the proposed scheme, subject to the inclusion of stipulated conditions, as per their consultation response with any approval.
Who would be parking in the car park at night (noise late at night.)	Who would be parking in the car park late at night is not a material Planning consideration which is awarded determining weight. In respect to potential noise, LCCC Environmental Health were consulted as part of the processing of the application and subsequently responded with no concerns.
Property exposed due to boundary fence collapsing.	Issues with regards to boundary fencing are a civil (legal) matter between the relevant parties and it is outside the remit of Planning.