

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

**Week Ending 2<sup>nd</sup> April 2026**

Item Number 1			
<b>Application Reference</b>	LA05/2025/0229/F	<b>Date Valid</b>	28.03.2025
<b>Description of Proposal</b>	Replacement dwelling-demolition of existing dwelling/house and erection of a two-storey dwelling/house, garage and garden room	<b>Location</b>	37 Carnreagh, Royal Hillsborough
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Helen McGuinness
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
1	N/A	N/A	N/A
Consideration of Objections			
<b>Issue</b>	<b>Consideration of Issue</b>		
Loss of light concerns.	<p>The submitted topography plan (Drawing 09) illustrates that the proposed dwelling will sit at a lower ground level than neighbouring property to the east No. 39.</p> <p>A minimum separation distance of approximately 9.5 metres from the two-storey element of the proposed dwelling to the sunlounge at no.39 Carnreagh will be maintained. This separation distance is considered to be adequate in mitigating any potential unacceptable loss of light to no.39.</p> <p>In addition, it is noted that the proposed new dwelling will be sited further southward than the existing dwelling. The repositioning of development is therefore considered to have no more of an unacceptable adverse impact on no. 39 than what is existing on site.</p> <p>Furthermore, the proposal also includes the retention of mature boundary hedging, which currently forms an effective visual screen between the sites. In the case of an approval outcome, boundaries as shown in Site plan 02a will also be conditioned to be retained.</p> <p>When assessed against relevant guidance, the proposal meets the daylight indicators, as demonstrated on the submitted drawings. Therefore, reiterating that the development would maintain acceptable</p>		

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	<p>levels of light to neighbouring habitable rooms and would not result in unacceptable harm to residential amenity.</p> <p>It is considered that due to the orientation and proposed siting of the dwellings, along with the separation distances and proposed landscaping in this instance, on balance, the proposal will result in no unacceptable adverse impact on neighbouring amenity.</p> <p>During the lifetime of the application, Environmental Health were consulted and offered no objections to the proposal subject to conditions. Although it is noted the sunlounge at No.39 is not shown on plans, it was noted on the site inspection and therefore taken into consideration in the assessment of the application.</p>
<p>Query concerning red line boundary including footpath &amp; half of the road.</p>	<p>The site boundary as submitted is shown to include visibility splays.</p> <p>During the lifetime of the application, DFI Roads were consulted and provided no objections.</p>