

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

Week Ending 31st January 2025

Item Number 1			
Application Reference	LA05/2023/0576/O	Date Valid	11.07.2023
Description of Proposal	Proposed farm dwelling	Location	51 Glenside Road, Belfast, BT17 0LH
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
1	0	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
The site is too close to the house	The closest residential dwelling to the application site is that at No. 51 Glenside Road which, from the detail submitted with the application, is in ownership of the applicant. It is contended that a dwelling could be accommodated within the application site which would not have a detrimental impact in respect of overlooking, overshadowing or overhanging to an unreasonable degree of any neighbouring property. This would be assessed in full if the application is approved and a Reserved Matters application is forthcoming. LCCC Environmental Health were consulted as part of the processing of the application. In their final consultation response, they provide an informative to any prospective owner that the proposed dwelling would be within 500 metres of a commercial operation which may give rise to noise and odour, however they do not object to the development proposal. Taking all of the above into account, there are no concerns in respect of the proximity of the application site to the nearest residential property.		

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

Week Ending 31st January 2025

Item Number 2			
Application Reference	LA05/2024/0301/RM	Date Valid	16.04.2024
Description of Proposal	Proposed development for 2no. infill dwellings with associated site works to include the construction of a new access and new boundary line hedge and fencing. [AMENDED PLANS]	Location	Land Between 12 & 14 School Road, Crossnacreevy, Belfast, BT5 7UA
Group Recommendation	Approval	Case Officer	Jade Gillespie
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
10	3	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Validity of speed count monitoring survey.	A speed count survey was not required as part of this planning application and is not considered to be relevant to this proposal. In addition, in DfI Road's consultation response, they do not make any reference to a speed count survey, nor do they raise any objection to the proposal as a whole.		
Road safety being impacted by the creation of the new entrance.	DfI Roads have been consulted on this application and have assessed the impact the new entrance will have on road safety. DfI Roads have considered that road safety will not be detrimentally impacted and so have raised no objection to this proposal.		
Design of dwellings being changed from outline permission	Outline permission LA05/2022/0395/O approved the principle of the 2no dwellings on the application site. This reserved matters application is concerned with the specifics of the proposal including the design, scaling, siting, finishes etc. The overall design of the proposed dwellings is not considered to have changed from what was approved within the outline application, but rather it has simply progressed, as the outline included minimum detail on the specifics.		
Traffic congestion occurring on one of the most dangerous parts of School Road	DfI Roads have been consulted on this proposal and have considered that the flow of traffic will not be impacted as a result. They have raised no objection to the proposal.		

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

Week Ending 31st January 2025

<p>The proposal gives no consideration to wildlife</p>	<p>A biodiversity checklist has been submitted with this application. 'No' has been selected for every question on in Part 1 and Part 2 of the checklist and as such there has been requirement to complete Part 3 of the checklist. As such, the proposal is considered to have an acceptable impact on wildlife.</p>
<p>The proposal gives no consideration to current residents</p>	<p>Within the assessment of the report, the impact of the proposal on the amenity of the occupiers at No.12 and No.14 School Road has been considered. It has been established that the proposed new dwellings have been appropriately, designed, scaled and sited to ensure there is an acceptable impact on the amenity of these neighbours. The proposal is not considered to impact the residential amenity of any other properties along School Road.</p>
<p>Destruction of the landscape.</p>	<p>The proposal is not considered to result in the destruction of the landscape. It has been established that the design, scaling and siting of the new dwellings have been mindfully considered so that the existing landform and topography of the application site is respected and largely retained. The submitted biodiversity checklist has also determined that the proposal will have no impact on any designated sites, priority habitats or protected and priority habitats. While it is acknowledged that the landscape will be altered as a result of this proposal, it is considered to be done in a sympathetic and sensitive manner and will not result in any form of destruction.</p>
<p>The site is not along a frontage of development</p>	<p>Frontage is not a consideration within this application. The application site's accordance with frontage policy was previously assessed and determined to be acceptable under application LA05/2022/0395/O. This is a reserved matters application which is concerned with the specific details of the proposal including design, siting etc. The principle of the new dwellinghouses has already been approved at the outline stage.</p>
<p>Infill development is inappropriate within the existing settlement pattern</p>	<p>Infill development is not a matter to be considered within this application. The infill of this application site has already been assessed and approved under outline application LA05/2022/0395/O and does not require any further assessment within this reserved matters application. It has been established within the assessment of this proposal that the existing settlement pattern of School Road is appropriately respected.</p>
<p>The proposal will have a negative impact on the character and appearance of the area</p>	<p>The proposal's impact on rural character and the wider area's appearance has been assessed and has been determined to be acceptable. The new dwellings will reside at a rather discrete location on a ground level lower than School Road and the neighbouring properties making them less apparent when travelling along the road. In addition to this, they will be finished in materials already used on the existing properties on School Road.</p>
<p>The proposal would result in ribbon development</p>	<p>Ribbon development policy is not a matter for consideration within this reserved matters application. It has already been assessed and approved under application LA05/2022/0395/O.</p>