

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

**Week Ending 05 January 2024**

Item Number 1			
<b>Application Reference</b>	LA05/2023/0478/F	<b>Date Valid</b>	08.06.2023
<b>Description of Proposal</b>	Rear first floor extension to provide master bedroom and dressing area. Existing ground floor bedroom converted into dressing room.	<b>Location</b>	25a Ballykeel Road, Hillsborough
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Catherine Gray
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>		
Privacy/overlooking and the proposed balcony.	<p>An objection has been raised that the proposed balcony would cause privacy issues and overlooking into the rear of property 25 Ballykeel Road.</p> <p>Through the processing of the application the originally proposed walk on balcony has been removed and replaced with a Juliet balcony. The amended proposal would now not have a negative impact on the neighbour's privacy or cause overlooking into neighbour's private amenity space.</p>		

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**Week Ending 05 January 2024**

<b>Item Number 2</b>			
<b>Application Reference</b>	LA05/2021/0116/O	<b>Date Valid</b>	01.02.2021
<b>Description of Proposal</b>	Infill dwelling and garage	<b>Location</b>	Adj. to 83 Tullyard Road Drumbo, Lisburn
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Cara Breen
<b>Reasons for Recommendation</b>			
<p>The proposal is contrary to Policy COU1 of the Lisburn and Castlereagh City Council Plan Strategy, in that it is not a type of development which in principle is considered to be acceptable in the countryside.</p> <p>The proposal is contrary to Policy COU8 of the Lisburn and Castlereagh City Council Plan Strategy, in that the development, if approved, would add to a ribbon of development along Tullyard Road. Furthermore, the development is not sited within a substantial and continuously built up frontage, nor is the gap site sufficient to accommodate two dwellings whilst respecting the existing pattern of development.</p> <p>The proposal is contrary to Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy, in that the proposed development does not respect the traditional pattern of settlement exhibited in that area and as such would, if permitted, result in an adverse impact on the rural character of the area.</p>			
<b>Representations</b>			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
0	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		

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with objections received /  
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**Week Ending 05 January 2024**

<b>Item Number 3</b>			
<b>Application Reference</b>	LA05/2022/0094/F	<b>Date Valid</b>	27.01.2022
<b>Description of Proposal</b>	Erection of storey and a half farm dwelling and garage including paired access and laneway	<b>Location</b>	Site approximately 140 metres south of 23 Corcreeny Road, Hillsborough, BT26 6EH
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Brenda Ferguson
<b>Reasons for Recommendation</b>			
<p>The proposal is contrary to Policy COU1 of the Lisburn and Castlereagh 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 Policy COU10 (a) of the Lisburn and Castlereagh Plan Strategy 2032, in that it has not been demonstrated that the farm business is currently active and has been established for at least 6 years.</p> <p>The proposal is contrary to Policy COU10 (c) of the Lisburn and Castlereagh Plan Strategy 2032, in that the new building is not visually linked or sited to cluster with an established group of buildings on the farm.</p> <p>The proposal is contrary to Policy COU8 of the Lisburn and Castlereagh Plan Strategy 2032 in that it will add to a ribbon of development along the Corcreeny Road, Hillsborough.</p> <p>The proposal is contrary to Policy COU15 of the Lisburn and Castlereagh Plan Strategy 2032 in that it is not sited to cluster with an established group of buildings and is therefore unable to integrate sympathetically with its surroundings.</p> <p>The proposal is contrary to Policy COU16 of the Lisburn and Castlereagh Plan Strategy 2032 in that it is not sited to cluster with an established group of buildings and it will if approved result in urban sprawl and have an adverse impact on the rural character.</p>			
<b>Representations</b>			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
0	1	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		

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

**Week Ending 05 January 2024**

<b>Item Number 4</b>			
<b>Application Reference</b>	LA05/2023/0028/F	<b>Date Valid</b>	11.01.2023
<b>Description of Proposal</b>	New Garage and extension of existing utility room. Single storey extension. Previously passed but has lapsed.	<b>Location</b>	2 Annesley Manor, Hillsborough,
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Barbara Hanna
<b>Reasons for Recommendation</b>			
All relevant planning material considerations have been satisfied.			
<b>Representations</b>			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
1	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		
Original approval contained conditions to retain landscaping	Subsequent 2016 required landscaping that had been removed to be replaced, therefore this application should deal with same issues.		