

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

Week Ending 6th December 2024

Item Number 1			
Application Reference	LA05/2023/0188/F	Date Valid	01.03.2023
Description of Proposal	Proposed single storey extension and retaining wall construction to rear of property, level access to rear and internal alterations for the use of a disabled person	Location	17 Grove Park, Hillsborough.
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	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Loss of Light.	A 60-degree light test as per Figure 1 of the associated Supplementary Planning Guidance, Part A: Guidance for Residential Extensions and Alterations has been conducted for the single storey extension as demonstrated on Drawing No. 04 published on the NI Planning Portal on 2 nd December 2024. It is acknowledged that the proposed extension satisfies this test and therefore there are no concerns in respect to loss of light to any neighbouring property to an unreasonable degree.		

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Item Number 2			
Application Reference	LA05/2024/0031/F	Date Valid	08.01.2024
Description of Proposal	Change of house type for that previously approved under LA05/2017/0651/F from 3 storey to 2 storey dwelling with detached garage.	Location	Sites 1 and 2 Charlestown Hall Crescent, Lisburn, BT28 0AJ (Between 3 + 4 Charlestown Hall Crescent)
Group Recommendation	Approval	Case Officer	Kevin Maguire
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
2	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
The location of the chimney would direct smoke towards dwellings at a higher level at Charlestown Hall Gardens.	The proposed dwelling is located at a level several metres below dwellings to the rear at Charlestown Hall Gardens. It is not clear if the chimneys will be in use at the new dwelling and whether substantial smoke will be generated from this. In addition, any impact on smoke will depend on wind direction and could be dissipated depending on climatic developments. This is not an issue that can be directly controlled through the planning process, and should any adverse impacts arise, a complaint could be made to the Environmental Health Service Unit of the Council.		
Proposed retaining wall to the rear.	From the drawings provided a 1.8 m high retaining wall is proposed which does not require planning permission and therefore could not form a reason for a planning refusal. Depending on scale, retaining structures may require the approval of building control in the context of the overall development. The inclusion of a retaining wall, similar to the one along the rear boundaries at 3 and 5 Charlestown Hall Crescent, would be beneficial principally to the occupants of the new dwelling, with any failure of this structure also likely to affect the proposed dwelling. Liability should there be a failure in this wall is not a material planning consideration and would ultimately be a civil matter for the residents of the new dwellings.		

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Item Number 3			
Application Reference	LA05/2023/0288/O	Date Valid	03.04.2023
Description of Proposal	Erection of 4no.semi-detached dwellings	Location	Lands to the rear of no.3 Maple Grove and no. 20 Rathfriland Road, Dromara, Dromore
Group Recommendation	Approval	Case Officer	Sinead McCloskey
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		
Retention of boundary trees.	The trees and vegetation along the northern boundary (that boundary referred to by the objector) will be conditioned to be retained and a landscape plan will be requested to be submitted at Reserved Matters stage.		

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Item Number 4			
Application Reference	LA05/2022/0234/F	Date Valid	03.03.2022
Description of Proposal	Housing development of 9 no. 2 storey dwellings	Location	Phase 6 Breton Hall, 50m west of 2a Stockdam Road
Group Recommendation	Refusal	Case Officer	Brenda Ferguson
Reasons for Recommendation			
<ul style="list-style-type: none"> The proposal is contrary to Policy HOU3 of the Lisburn and Castlereagh Plan Strategy 2032 in that it has not been demonstrated that the development respects the surrounding context and characteristics in terms of layout, structures, landscaped and hard surfaced areas. The proposal is contrary to Policy HOU4 (b) of the Lisburn and Castlereagh Plan Strategy 2032 in that it has not been demonstrated that appropriate landscaped areas and private open space will be provided to soften the visual impact of the development and aid its integration with the surrounding area. The proposal is contrary to Policy HOU4 (g) of the Lisburn and Castlereagh Plan Strategy in that it has not been demonstrated that the site layout indicates safe and convenient access through provision of walking and cycling infrastructure, both within the development and linking to existing networks. The proposal is contrary to Policy HOU4 (h) in of the Lisburn and Castlereagh Plan Strategy 2032 in that inadequate and inappropriate provision is made for car parking. The proposal is contrary to Policy HOU4 (i) of the Lisburn and Castlereagh Plan Strategy 2032 in that the design and layout, if approved, will result in an unacceptable adverse impact on the proposed properties in terms of overlooking, loss of light and overshadowing. The proposal is contrary to Policy HOU6 of the Lisburn and Castlereagh Plan Strategy 2032 in that a Design Concept Statement has not been submitted, which must accompany all applications for residential development. The proposal is contrary to Policy TRA1 in that it has not been demonstrated that the access and internal road layout has been designed to an acceptable standard including the road widths and access width dimensions to the requirements of the Department's Development Control Advice Note 15 and Creating Places. The proposal is contrary to Policy TRA2 of the Lisburn and Castlereagh Plan Strategy 2032, in that it has not been demonstrated that it would not, if permitted, prejudice the safety and convenience of road users and significantly inconvenience the flow of traffic. The proposal is contrary to Policy TRA7 of the Lisburn and Castlereagh Plan Strategy 2032, in that it has not been demonstrated that it would not, if permitted, prejudice the safety and convenience of road users since adequate provision cannot be made clear of 			

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<p>the highway for the parking and in-curtilage turning of vehicles which would be attracted to the site.</p> <ul style="list-style-type: none"> The proposal is contrary to Policy NH2 of the Lisburn and Castlereagh Plan Strategy 2032 in that insufficient information has been submitted to demonstrate that the proposal is not likely to harm a European Protected Species. The proposal is contrary to Policy NH5 of the Lisburn and Castlereagh Plan Strategy 2032 in that insufficient information has been submitted to demonstrate that the proposal is not likely to result in the unacceptable adverse impact on priority habitats and priority species. The proposal is contrary to Policy WM2 of the Lisburn and Castlereagh Plan Strategy 2032 in that insufficient information has been submitted in relation to the means of sewage treatment for the proposed development. The proposal is contrary to Policy FLD3 in that it has not been demonstrated that adequate measures can be put in place so as to effectively mitigate the flood risk to the proposed development and from the development elsewhere.

Representations

Objection Letters	Support Letters	Objection Petitions	Support Petitions
10	N/A	N/A	N/A

Consideration of Objections

Issue	Consideration of Issue
Potential impact on the availability of green space within the overall development.	The application is assessed on its own merits however it can be said that in the absence of an overall design concept no consideration has been given as to how the proposal ties in with the overall comprehensive development.
Lack of provision for both pedestrian and vehicular access onto Stockdam Road.	It is considered that insufficient information has been submitted in relation to the proposed access including pedestrian footways as part of the proposal.
Developer has failed to comply with previous planning permission conditions relating to landscaping and green space.	Any failure to comply with previous planning permission conditions is not for consideration as part of this proposal. This is an enforcement matter.
Concern regarding increase in traffic and pedestrian	It has not been demonstrated that the proposed access road onto the Stockdam Road will not prejudice the safety of road users.

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access onto Boomers Road due to single point of access.	
Access to Duncan's Dam from development.	This is outside the remits of the red line of this application
Lack of details showing landscaping.	It is considered that there is a lack of detail in respect of existing and proposed landscaping arrangements on and around the site.
Incomplete road and pavement surfaces.	This is a matter for enforcement to pursue and outside the remits of this application.
Lack of shared green spaces in the new phase of the development.	Lack of landscaping and open space/amenity details has been considered to be unacceptable and does not demonstrate how the development will integrate into the surrounding area.
Sewage infrastructure currently not sufficient – concern relating to storm and foul water drainage.	NI Water have identified concerns in relation to connection to the public sewer and refusal is recommended.
Plans need to show access to site via Stockdam Road as prohibited.	Access to the site is proposed via the existing road that leads from Breton Park. DFI Roads have a number of concerns in relation to the detail provided
Concerns about this phase and loss of privacy.	Insufficient details have been included on the site layout to demonstrate that the proposal will not cause loss of privacy. The proposal is contrary to Policy HOU4(i)
Developer yet to complete the open space and landscaping requirements from previous approvals.	Any failure to comply with previous planning permission conditions is not for consideration as part of this proposal. This is an enforcement matter.