

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

Week Ending 07 June 2024

Item Number 1			
Application Reference	LA05/2022/1045/F	Date Valid	07.11.2022
Description of Proposal	Retention of garden room to rear of dwelling	Location	50 Woodbreda Drive Belfast
Group Recommendation	Refusal	Case Officer	Laura McCausland
Reasons for Recommendation			
<ul style="list-style-type: none"> The proposed development is contrary to criteria of Policy HOU7 Residential Extensions and Alterations criteria (a) in that, the applicant has failed to demonstrate how the external materials of the proposal are sympathetic with the built form and appearance of the existing property and will not detract from the appearance and character or the surrounding area. The proposed development is contrary to HOU7 Residential Extensions and Alterations criterion (b) in that the proposal if retained would unduly affect the privacy and amenity of neighboring residents in terms of overlooking and loss of privacy. 			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
5	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Increased traffic on street related to operation of alleged business at the address and resulting in loss of on street parking and possible traffic safety concerns.	Assessment has been made for what has been applied for as section b on the application form that does not explicitly proposed change of use on site, it is regarded that the development is in accordance with HOU7 criteria (d) in that the given the nature of the development is considered to be as an ancillary structure to the rear of an existing dwelling with pre-established and unchanging vehicular access existing access or parking arrangements on site as indicated on section c on the application form hence DFI Roads have not been consulted. Therefore, it is regarded that sufficient space remains within the curtilage of the property for recreational and domestic purposes including the parking and maneuvering of vehicles.		
Loss of privacy – objections refer to unacceptable overlooking.	Material weight has been afforded to objectors' comments in relation to development creating potential for unacceptable overlooking on neighboring properties 48 and No. 52 Woodbreda Drive. The objections note that unacceptable overlooking is currently impacting multiple habitable rooms with this having a negative impact on amenity, privacy, and overall quality of life. Notwithstanding the presence of a thin bamboo screen observed on site it is consider not to afford sufficient screening and prevent loss of privacy and overlooking into ground floor, first floor		

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	windows and private amenity space due to close proximity to development and topography of the site. As such, it is reasonable to conclude that unacceptable overlooking would continue to occur if the proposal were approved. The proposal therefore fails to comply with HOU7 Criterion (b).
Light pollution.	Submitted plan 02B does not annotate lighting. During site inspection domestic outside lighting was wrapped around steps and timber railing around structure. It is regarded that effect of such lighting would be disproportionate to that associated with outdoor lighting typically found within a dwellings curtilage and no evidence has been submitted to support this claim.
Permission not given by third party to permit applicant to attach their fence to 3 rd party's fence boundary fence.	This is a civil matter and not a planning matter hence no material weight has been afforded to this comment.

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Item Number 2			
Application Reference	LA05/2023/0807/F	Date Valid	11.10.2023
Description of Proposal	Loft conversion with rear dormer	Location	17 Glenhugh Park, Belfast
Group Recommendation	Approval	Case Officer	Barbara Hanna
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		
Loss of privacy and enjoyment of garden.	There will always be a degree of overlooking within a built-up environment, a separating distance of at least 10m to the boundary is acceptable. The new windows are 15.9m from the boundary.		
Loss of light.	The footprint of the dwelling will remain unchanged so there are no concerns in relation to overshadowing/loss of light.		
Noise and light pollution.	Any noise associated with the proposal will be temporary during construction phase only. There is no proposed lighting as part of this application.		
Unauthorised removal of trees – querying ownership of trees.	Trees are within ownership of applicant and are not subject to a condition or protected by a Tree Preservation Order.		

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Item Number 3			
Application Reference	LA05/2023/0053/F	Date Valid	17.01.2023
Description of Proposal	Retention of carport and raised decking	Location	8 Robbs Road, Dundonald
Group Recommendation	Refusal	Case Officer	Joseph Billham
Reasons for Recommendation			
<ul style="list-style-type: none"> The proposal is contrary to Policy HOU7 criteria (a) of the Lisburn and Castlereagh City Council Plan Strategy in that the scale, massing, design and external materials of the proposal are not sympathetic with the built form and appearance of the existing property and would detract from the appearance and character of the surrounding area. The proposal is contrary to the SPPS and Policy HOU7 criteria (b) of the Lisburn and Castlereagh City Council Plan Strategy in that the proposal would unduly impact on the privacy and amenity of neighbouring residents through overlooking. 			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
2	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Loss of amenity and privacy.	The proposal is considered to have adverse impact on the amenity and privacy of neighbouring residents by way of overlooking from the raised decking. The decking has been reduced in length and a 1.8m screen proposed along the side and rear. The raised decking has a separation distance of 6m to the side gable wall of No 10 Robbs Road. The 1.8m screening measures 2.6m across the side of the raised decking. Taking into consideration the close proximity and orientation the decking will still have an unacceptable level of overlooking towards the most private area of the garden at No 10 Robbs Road.		
The structure is unauthorised.	There are currently enforcement proceedings on the site that have been taken in consideration during the processing of this application		
Illumination.	Environmental Health have been consulted and offered no objection.		
Dominance, construction, style and appearance detract from the appearance and	The proposed car port and decking is set back 0.5m from the front of the dwelling. The proposal extends out 3.7 from the side of the existing dwelling. The car port element measures 10.2m in length and the raised deck at first floor level measures 6.5m in length. The proposal has a maximum height of 4.35m to the rear and 3.65m to the front of the site taking into account the balustrade railings. The material finishes include		

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<p>character of the surrounding area.</p>	<p>black powder coated steel balustrade railings and black painted timber posts that support the structure. The proposal is considered to be large in size that is dominant and unsympathetic to the existing dwelling. The material finishes do not complement the dwelling. The proposal is open to public views when travelling along Robbs Road and is considered to have an intrusive effect on the street scene. The proposal is considered to detract from the appearance and character of the surrounding area.</p>
<p>Accuracy of drawings.</p>	<p>The drawings submitted are considered to be accurate.</p>
<p>Loss in value to property.</p>	<p>Whilst the impact on property value is not a material consideration afforded much weight it is considered the proposal would adversely impact the amenity of neighbouring properties by way of overlooking.</p>