

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

Week Ending 8th November 2024

Item Number 1			
Application Reference	LA05/2021/0250/F	Date Valid	03.03.2021
Description of Proposal	<p>This is a Section 54 application for planning reference LA05/2017/0761/F- Construction of equestrian outdoor riding facility with ancillary facilities, retention of existing portable structures and associated landscaping works including new associated access to public road and LA05/2018/0265/F (PAC 2019/A0006)- Re-grading of land to allow for levelling of site for provision of a parking and turning area in association with equestrian activities and part agricultural field. Creation of new access and landscaping. Removal of Conditions 2 and 3 of LA05/2017/0761/F restricts the use of the arena/ numbers, and a number of the buildings for use only by the Incartus Pony Foundation to allow the site to be used by other people/ groups not connected to Incartus.</p>	Location	Adj to 41 Drennan Road Lisburn
Group Recommendation	Approval	Case Officer	Catherine Gray
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			

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Objection Letters	Support Letters	Objection Petitions	Support Petitions
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Impact on neighbours.	<p>The view is expressed that any relaxation or removal of conditions 2 and 3 in the permitted use, would open the site to significant increased usage and in particular allow the site to be used by other groups and not of a charitable nature. Other groups could in effect means large organisations such as the show jumping Association of Ireland, the numerous pony clubs throughout Ireland, or other large equestrian groups. Holding events at the site by such groups would have a significant impact. Normally these events are attended by large numbers of individuals, including both professional and amateur competitors, in addition to grooms, trainers, mobile catering and family and friends of those competing. These types of group events typically occur at weekends and during summer evenings, although we note that the extensive on-site car parking arrangements and the new arena floodlighting would also allow such events to be held in the Autumn/Winter evenings meaning that the removal of these conditions could have an all-year impact on the local community. Any increase in numbers of individuals using the site, and moreover the increase frequency of usage, including evenings and weekends, is likely to result in numerous negative issues for the neighbouring properties and local community including, among others, noise disturbance, light nuisance, increased traffic and thus pollution, increased safety concerns and will significantly impact on our amenity and that of our neighbours.</p> <p>The use has already been accepted on the site and the facilities only has the capacity to take a certain number of visitors. The original permission had no conditions with regards to restricting the hours of operation and the removal of conditions 2 and 3 would not change that. Environmental Health have been consulted and raised no objections to the proposal.</p>		
Impact on the public roads.	<p>The view is expressed that any increase in traffic (and especially the use of horse lorries and horse trailers) to the site will likely impact the road safety within the local community.</p> <p>DfI Roads have been consulted have raised no objections to the proposal.</p>		

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Item Number 2			
Application Reference	LA05/2024/0703/F	Date Valid	30.09.2024
Description of Proposal	Proposed extension to dwelling and conversion of garage to dwelling space with new pitched roof to replace existing flat roof and all other associated works.	Location	17 Beech Hill Gardens, Lisburn
Group Recommendation	Approval	Case Officer	Emma Forde
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 proposed roof is not in keeping with the character of the area.	Objectors' comments raise concerns regarding the roof form and its impact on the character of the surrounding area. There are pitched roofs present in the area, and the main dwelling comprises a pitched roof. Therefore, the proposed pitched roof would not be out of keeping.		
The proposed roof would need to be reduced in height.	Concerns were also raised regarding the height of the proposed roof and its effect on the openness and light between the site and No.15. Given the step down of the proposed roof ridge from the main roof ridge, and the single storey nature of the development, the height of the roof would appear as a subservient addition to the main dwelling. The site is also stepped down from No.15, which has no windows on the side elevation facing the site that would be impacted by the scale of the roof. In consideration of the above, the proposed roof would not result in a significant impact on the openness of the area and would not result in a harmful level of overshadowing to No.15.		
Works have already commenced.	An objector has raised concern regarding the works having commenced. This was investigated during the site visit, where it was noted that the works stated were in relation to the replacement of an existing conservatory roof. However, these works do not affect the determining of this application.		

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Item Number 3			
Application Reference	LA05/2021/0488/F	Date Valid	28.04.2021
Description of Proposal	Proposed erection of dwelling and garage	Location	Lands between 43, 43a and 45 Stewarts Road, Dromara
Group Recommendation	Refusal	Case Officer	Cara Breen
Reasons for Recommendation			
<ul style="list-style-type: none"> ▪ 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. ▪ The proposal is contrary to Criteria (b), (c), (d) and (e) of Policy COU2 of the Lisburn and Castlereagh City Council Plan Strategy, in that the cluster of development does not appear as a visual entity in the local landscape, the cluster is not associated with a focal point, the identified site is not bound on at least two sides with other development in the cluster and development of the site would not be absorbed into the existing cluster through rounding off and consolidation, and it would visually intrude into the open countryside through the creation of ribbon development. ▪ The proposal is contrary to Policy COU8 of the Lisburn and Castlereagh City Council Plan Strategy, in that the proposed development would, if permitted, create a ribbon of development along Stewarts Road. Furthermore, there is not a gap within an otherwise substantial and continuously built-up frontage and the proposal would not be appropriate to the existing plot size and width. ▪ The proposal is contrary to Criteria (c) and (e) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy, in that the proposed development would, if permitted, not respect the traditional pattern of settlement exhibited in that area and it would have an adverse impact on the rural character of the area. 			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Impact on Road Safety.	DfI Roads were consulted as part of the processing of the application. In their final consultation response, DfI Roads offer no objection to the proposed scheme, subject to the inclusion of stipulated conditions/informatives with any approval. In light of this, there are no		

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	<p>concerns with regards to the development proposal insofar as it pertains to road safety.</p>
<p>Dromara Village Regeneration Programme makes reference to use of derelict buildings prior to approval of new builds.</p>	<p>It is acknowledged that the application site lies out with the defined settlement limits of Dromara. Policy COU1- Development in the Countryside of the Lisburn and Castlereagh City Council Plan Strategy provides for a range of types of development which in principle are considered to be acceptable in the countryside and that would contribute to the aims of sustainable development. It is acknowledged however, as per the stated Refusal Reasons, that the proposed scheme does not meet the requirements of any of the operational policies relating to acceptable residential development in the countryside.</p>