

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

Week Ending 11th October 2024

| Item Number 1 | | | |
|--|---|----------------------------|---|
| Application Reference | LA05/2021/0772/F | Date Valid | 14.07.2021 |
| Description of Proposal | Proposed new dwelling in compliance with Policy COU2 | Location | Land between 56a-60 Halfpenny Gate Road, Moira, Craigavon |
| Group Recommendation | Refusal | Case Officer | Brenda Ferguson |
| Reasons for Recommendation | | | |
| <p>The proposal is contrary to Policy COU1 of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that the development in principle is not considered to be acceptable in the countryside nor will it contribute to the aim of sustainable development.</p> <p>The proposal is contrary to Policy COU2 criteria (b), (d) and (e) of the Lisburn and Castlereagh City Council Plan Strategy 2032 in that the cluster does not appear as a visual entity in the local landscape, the proposed site is not bounded on at least two sides with other development in the cluster and does not provide a suitable degree of enclosure and the dwelling would if permitted significantly alter the existing character of the cluster and visually intrude into the open countryside.</p> <p>The proposal is contrary to Policy COU8 of the Lisburn and Castlereagh City Council Plan Strategy 2032 in that the proposal would, if permitted, result in the addition of ribbon development along the Halfpenny Gate Road.</p> <p>The proposal is contrary to Policy COU15 criteria (d) and (e) of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that the proposed site lacks long established natural boundaries and relies primarily on the use of new landscaping for integration and therefore the dwelling would not visually integrate into the surrounding landscape.</p> <p>The proposal is contrary to criteria (e) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy 2032 in that the proposal would, if permitted, have an adverse impact on the rural character of the area by virtue of the addition of ribboning along the Halfpenny Gate Road.</p> | | | |
| Representations | | | |
| Objection Letters | Support Letters | Objection Petitions | Support Petitions |
| 2 | N/A | N/A | N/A |
| Consideration of Objections | | | |
| Issue | Consideration of Issue | | |
| Too many developments approved recently | This application is assessed on its own merits however it is considered that the proposal is contrary to policy for the reasons provided. | | |

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| within the countryside area. | |
| Privacy/Residential amenity | It is considered that the single storey dwelling will not cause an unacceptable adverse impact on the privacy of neighbouring properties. |
| Increase on traffic | DFI Roads have assessed the proposal and have concluded that there are no concerns with respect to the proposed access arrangements. |
| Extension to Brookfield Special Primary School. | The primary school and any developments pertaining to this site is a separate matter. Again, as above, DFI Roads are content with all information provided in respect of the access arrangements. |
| The proposal is contrary to policy CTY2A of PPS 21. | It is considered that the proposal is contrary to Policy COU2 of the LCCC Plan Strategy 2032 which now supersedes the Policy CTY2A of PPS 21 for the reasons mentioned above. |
| The proposal is also contrary to Policies CTY12, CTY13 and CTY14 of PPS21 | It is considered that the proposal is contrary to Policy COU 15 and COU16 of the LCCC Plan Strategy. These policies now supersede CTY12, CTY13 and CTY14 of PPS 21. |
| Previous Planning history. | This proposal is considered on its own merits, and it is concluded that the development, if permitted would be contrary to policy as mentioned in the refusal reasons above. The assessment is made against any current live applications. |

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| Item Number 2 | | | |
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| Application Reference | LA05/2021/1185/F | Date Valid | 28.10.2021 |
| Description of Proposal | Proposed change of use of off-licence to hot food takeaway and relocation of off-licence | Location | Square One Bar and Restaurant, 8 Rathfriland Road Dromara |
| Group Recommendation | Approval | Case Officer | Laura McCausland |
| Reasons for Recommendation | | | |
| All relevant planning material considerations have been satisfied. | | | |
| Representations | | | |
| Objection Letters | Support Letters | Objection Petitions | Support Petitions |
| 6 | N/A | N/A | N/A |
| Consideration of Objections | | | |
| Issue | Consideration of Issue | | |
| Road safety. | <p>The objector is concerned that the proposal will increase traffic congestion and prejudice road safety as the existing business does not have their own parking facilities that leads to double parking of lorries and cars on the Rathfriland Road opposite the children's playpark that will also negatively impact upon residents trying to enter Maple Grove. They also state "Continual housing development approval in Dromara the parking problem will only increase as there are no public car parks in this area."</p> <p>Road safety is a material consideration in the assessment of this proposal. DFI Roads have been consulted and offer no objection to the proposed development. During the site inspection it was noted that there was surplus availability of existing on-street parking provision along the Rathfriland Road and the immediate vicinity. All applications are assessed on their own merits the proposal is for a change of use of off-licence to hot food and takeaway and relocation of off-licence and does not relate to any committed or pending housing development proposals. The proposal is considered to comply with policy TRA2.</p> | | |
| Food Hygiene and Environmental Health. | <p>The objector is concerned with the transfer of food through public bar to point of sale.</p> <p>Environmental Health have been consulted and offer no objection to the proposal or proposed ground floor layout. Food Hygiene is not a planning material consideration and does not carry any determining weight in the assessment of this application.</p> | | |

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| <p>Access to repair and maintain building.</p> | <p>The objector is concerned the applicant does not have access to maintain their property or access their oil tank.</p> <p>The agent has confirmed that the oil tank will be accessed, and the existing property maintained as current arrangement and will not be imploded by the proposal. DFI Roads have been consulted regarding access to the property and offer no objection.</p> |
| <p>Odours/Fumes.</p> | <p>The objector is concerned with the extraction system for the proposed takeaway due to proximity of the development to their property, window openings and rear amenity area.</p> <p>There is an existing hot food use within the restaurant area of the proposal building therefore the proposal does not seek to introduce a new use at the site. An Odour Risk Assessment accompanies this application. Environmental Health have considered the objector's concern in relation to the impact of odour and fumes on the residential amenity of the objector and all neighbouring amenity and offer no objection to the proposal subject to conditions in the interest of protecting residential amenity. The proposed scale and nature of the proposal at this location is deemed to be compatible with existing and surrounding land uses. The proposal is considered to comply with the Supplementary Guidance of the Plan Strategy.</p> |
| <p>Noise/Disturbance.</p> | <p>The objector is concerned with proposed position of fan units and loitering of patrons and antisocial behaviour. The objector also considers the proposal to create a significant volume of litter/waste. Environmental Health have considered the objector's concern in relation to the impact of noise on the residential amenity of the objector and all neighbouring amenity and offer no objection to the proposal subject to conditions to restrict operational phase of the development that would likely to generate excessive noise e.g. waste collection/delivery, should be undertaken outside the hours of 0800 to 2100hrs and restrict hours of operation at the site shall not exceed 0900 to 2200 Monday to Saturday, with no activity on Sundays.</p> <p>The proposal is considered to comply with the Supplementary Guidance of the Plan Strategy.</p> |
| <p>Visual Impact.</p> | <p>The objector states the extraction system will have a significant visual impact on our house.</p> <p>On review of proposed and existing elevations the proposed changes are considered to be of minimal and of low visual impact thus will not change the character of area or existing property.</p> <p>Inaccuracy of submitted plans and supporting information relation to Odour Risk Assessment. <i>The agent has confirmed that all plans and supporting information are accurate. Environmental Health are content with supporting information that accompanies the application and content therein.</i></p> |