

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

Week Ending 17 May 2024

Item Number 1			
Application Reference	LA05/2023/0302/O	Date Valid	05.04.2023
Description of Proposal	Proposed removal of existing greenhouse/sheds and proposed site for the erection of 3 no detached dwellings with associated site works	Location	Lands approx. 10m North West of 188 Belsize Road, Lisburn
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		
Query around details submitted and provided on drawings.	This is an outline application and as such, no design details have been provided. That said, some levels are shown on the indicative site layout and there does not appear to be a significant change in ground levels. Notwithstanding this, these details will be provided in the subsequent Reserved Matters application where they will be assessed in more detail and any concerns in this regard can be addressed.		
Drainage Problems – there is no design or strategy issued how it will affect the locals.	A Drainage Assessment was requested following consultation with DFI Rivers. This was submitted accordingly and issued to Rivers for assessment. They responded stating that they had no objections. NIW were also consulted throughout the processing of this application, and they also had raised no objections to the proposal.		

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Item Number 2			
Application Reference	LA05/2023/0824/F	Date Valid	17.10.2023
Description of Proposal	Alterations & extension to existing dwelling comprising raising of eaves & ridge by 1.4 meters to provide first floor bedroom accommodation, new single storey extension and detached garage to rear of dwelling	Location	126 Belsize Road, Lisburn
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
2	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Concerns regarding length of time permitted for a representation to be made following receipt of neighbour notification letter.	The date stipulated on the neighbour notification letter for submission of representations to be made by is an automated generated date whereby an application cannot be processed prior to, as per statutory arrangements. However, the Council will accept and consider any representation made up until the application process has been completed.		
Impact of proposed design in the context of neighbouring properties.	It is acknowledged that Belsize Road is composed of an eclectic mix of dwelling types/designs throughout. No one specific dwelling style nor architectural feature(s) dominates the vicinity. Therefore, it is contended that the proposed design would not compromise the integrity, appearance nor character of surrounding properties/area.		
Impact on privacy.	It is acknowledged that the application site falls within the urban context. It is noted that the Supplementary Planning Guidance states that except in the most isolated rural location few households can claim not to be overlooked to some degree. With regards to the proposed rear extension, taking the proposed fenestration detailing (no side elevation window		

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	<p>units) into account, in addition to the single storey nature of the proposed extension, the siting of the existing detached garage/outbuilding to No. 128 in the context of the proposed extension, the siting of the proposed extension in the context of other neighbouring main sitting out areas and the existing boundary treatments to be retained, there are no concerns in relation to potential loss of privacy/overlooking to an unreasonable degree from the proposed single storey rear extension.</p> <p>Taking the nature of the proposed detached domestic garage (non-habitable) into account, there are no concerns with regards to potential loss of privacy/overlooking to an unreasonable degree with regards to it. In terms of the proposed increase to ridge height (to include dormer units) to provide first floor accommodation, it is noted that no first floor gable window units have been proposed. A small dormer window unit, a skylight unit and a first floor window unit to the front elevation have been proposed to the front of the dwelling.</p> <p>Taking the siting/orientation of the proposed dwelling in the context of the siting/orientation of neighbouring dwellings and their main sitting out areas (first 3-4m from the rear elevation), there are no concerns with regards to potential overlooking/loss of privacy to an unreasonable degree from these. It is noted that four window units (within a single low level dormer) have been proposed to the rear to serve the proposed first floor accommodation.</p> <p>It is noted that three of the four window units would serve non-habitable rooms and therefore there are no concerns with regards to potential overlooking/loss of privacy from said window units. With regards to the fourth window unit, which would serve a bedroom, taking the siting of the dwelling into account in the context of the main sitting out area of one of the neighbouring dwellings, the oblique angle of the proposed window unit in the context of the main sitting out area of a neighbouring dwelling and the distance from main sitting out area of a neighbouring dwelling, there are also no concerns in relation to potential overlooking to an unreasonable degree from the proposed first floor window units to the rear.</p>
Loss of value of neighbouring property.	Loss of value to a neighbouring property is a material consideration however it is not given determining weight in the assessment of this planning application.
Loss of light	Both a 45 degree and 60-degree light test, as per Figure 1 of the Supplementary Planning Guidance, have been conducted to which it is acknowledged that the proposal satisfies.

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Item Number 3			
Application Reference	LA05/2023/0720/F	Date Valid	06.09.2023
Description of Proposal	Proposed 2 storey extension to rear of dwelling to provide utility room and 1 ensuite bedroom. To include new window to existing gable at first floor level	Location	14 Harlow Green, Craigavon
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
4	1	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Loss of light.	<p>A 45 degree light test, as per Figure 1 of the Lisburn and Castlereagh City Council Plan Strategy (2032) Supplementary Planning Guidance (Residential Extensions and Alterations) was submitted during the processing of the application. As prescribed in the guidance, the 45 degree line is to be taken from the midpoint of the closest neighbouring window.</p> <p>As depicted on Drawing No. 06, the proposal essentially meets said test. It is acknowledged that No. 15 is set further back. Therefore, there are no concerns in relation to the proposed scheme resulting in a loss of light to a neighbouring property to an unreasonable degree.</p>		
Impact on privacy.	<p>The Supplementary Planning Guidance for Residential Extensions and Alterations notes that except in the most isolated rural location, few households can claim not to be overlooked to some degree. Taking the proposal into account, in the context of what exists on the ground at present in terms of fenestration detailing, there are no concerns in relation to overlooking to an unreasonable degree. The proposed first floor bedroom windows would be at an oblique angle to the main sitting out areas (first 3-4m from the rear elevation) of neighbouring properties.</p>		
Overdevelopment.	<p>The proposed development would increase the footprint of the host dwelling by circa 7.74m² and with a ridge height of 6.24m (approx.) the proposed extension would sit below the ridgeline of the existing dwelling.</p>		

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	<p>The proposed works would be set off the common boundary. 94m² (approx.) of private amenity space would remain within the curtilage of the application site post construction.</p> <p>It is acknowledged that this exceeds the recommended guidance for private amenity space, as outlined in Creating Places. Taking the above into account, it is not perceived that the proposed development would constitute overdevelopment of the site.</p>
<p>Impact on aesthetics - Loss of symmetry.</p>	<p>Whilst it is acknowledged that the proposed extension would be visible from the street scene, it is noted that it would be set back from the front elevation to the rear and set down from the existing ridgeline of the host dwelling. It is therefore contended that the proposed scheme would not compromise the appearance or the architectural integrity of the semi-detached block of dwellings and in turn it would not have an intrusive effect on the streetscape.</p>
<p>Loss of property value.</p>	<p>Loss of property value is not a material consideration which is awarded determining weight in the assessment of Planning applications.</p>

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Item Number 4			
Application Reference	LA05/2023/0793/F	Date Valid	06.10.2023
Description of Proposal	The provision of a walking trail through the school grounds utilising existing hard surfacing where available. Provision of additional pedestrian routes within school grounds to improve pedestrian flow within site.	Location	Friends' School Lisburn 6 Magheralave Road, Lisburn.
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
2	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Overlooking/loss of privacy.	The creation of a pathway on the existing area of grass adjacent to No.32 Dalboyne Park will result in a greater flow of pedestrian activity closer to the boundary. However, use of the path will be intermittent and as such it is felt there will be no adverse impact on residential amenity. The path will remain at ground level and there are no proposed changes to the existing boundary treatment.		
Noise and disturbance due to intensification of use.	Environmental Health were consulted on the application and raised no concerns in relation to noise. The use of the path will be intermittent.		
Flood risk and drainage concerns.	The proposed path adjacent to 32 Dalboyne Park is finished in gravel and measures 2m in width. Gravel is permeable surface although compacting can make it impervious. However, this portion of the site (beside No.32) is not identified on the Flood Maps (NI) as an area susceptible to flooding. The development is small in scale and the area beside the path remains grass for run off.		
Concern regarding hours of operation.	The hours of operation will be consistent with the existing opening hours of the school grounds.		

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<p>Concern proposal constitutes a change of use "adventure trail".</p>	<p>The proposal does not relate to a change of use. The site is currently used for sports and recreational purposes in connection with the school.</p>
<p>Parking issues – irresponsible parking causing road safety issues for both pedestrians and other vehicles, as well as blocking private driveways.</p>	<p>There are no proposed changes to the existing access and parking arrangements at the school. The P1 indicates that there is no anticipated increase in vehicles at the school as a result of the proposal.</p>

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Item Number 5			
Application Reference	LA05/2023/0639/RM	Date Valid	03.08.2023
Description of Proposal	New single storey, 3-bedroom bungalow with associated garage.	Location	80B Belfast Road, Glenavy, Crumlin
Group Recommendation	Approval	Case Officer	Catherine Gray
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
3	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
The garage.	<p>The view is expressed that the height of the proposed garage is disproportionate, that the scale and massing of the garage would compromise the amenity of number 82, concern about its proximity to the boundary with number 82, have a negative effect on the character of the locality and cause disruption to neighbouring properties. And have a negative visual impact.</p> <p>The proposed garage is single storey and measures 6.1m by 6.1m and has a height of 4.8m. It is sited to the rear of the proposed dwelling house and would not have a negative visual impact on the landscape. A domestic garage in proximity to another residential property is considered to be a compatible use and an acceptable ancillary building. The character of the locality would not be negatively affected by a domestic garage in association with the dwelling house. There are no windows facing private amenity space of any neighbouring dwellings. The private amenity of the neighbouring properties would not be negatively affected by the proposed garage.</p> <p>It is acknowledged that there is another application to the rear of this application site for a proposed single storey garage for caravan storage and workshop and extension to curtilage. This application is still under consideration.</p>		
The workshop/caravan garage.	<p>The view is expressed the scale and designation as a workshop is concerning, that the size and scale of the proposal would appear to be greater than the specified need for a workshop and caravan garage, and that the size and scale is more reminiscent of industrial activity. The concern is raised that the workshop and any industrial activity on the site would create a conflict between the existing nearby properties and cause</p>		

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	<p>disruption. The view is also expressed that as a consequence of the size, scale and potential usage an environmental impact and a noise impact assessment is necessary. The visual impact of the workshop/garage and the impact of noise and odour emission is also raised. The view is expressed that a thorough assessment is necessary to accurately gauge the extent of the workshop activities. The view is expressed that a workshop is an inappropriate additional to this residential area and that approving this application could establish an undesirable precedent for the area.</p> <p>The proposal for a building to the rear of the site for caravan storage and a workshop is not part of this application and is part of application LA05/2023/0661/F, which has not yet been determined.</p>
Impact on amenity of numbers 80, 82 and 84 Belfast Road.	<p>Concern is raised about the impact of the proposal on the amenity of numbers 80, 82 and 84 Belfast Road.</p> <p>A domestic dwelling adjacent to existing domestic dwellings is considered to be a compatible use. The proposal is sited as to not have a negative impact on the amenity of the adjacent properties. No unacceptable overlooking or loss of light would be caused by the proposal.</p>
Septic tank.	<p>The view is expressed that there are unresolved questions regarding the septic tank.</p> <p>The objector has raised no specific questions about the septic tank. The site layout plan details the proposed positioning of the septic tank and soakaway and in the southeastern portion of the site. Water Management Unit and Environmental Health have raised no objections to the proposal.</p>
Contrary to Northern Ireland Planning Policy.	<p>The view is expressed that approving the application would be contrary to Northern Ireland Planning Policy and would have significant negative consequences for the community and the environment.</p> <p>Outline planning permission has been approved for the development of a dwelling house and garage with associated site works on the application site. This is the Reserved Matters application associated with the approved outline. All of the relevant conditions of the outline permission have been fully and properly addressed in this application. All the outline conditions are complied with to provide a quality residential environment consistent with the policy tests of the Plan Strategy (in so far as they relate to matters reserved).</p>
Contrary to PPS 3.	<p>The view is expressed that the proposal is contrary to PPS 3.</p> <p>PPS 3 is not the relevant policy context. PPS 3 has been superseded by the Plan Strategy. The proposal complies with policy TRA2 of the Plan Strategy. DfI Roads have been consulted and have no objections to the proposal.</p>

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<p>Conflict with PPS 7.</p>	<p>The view is expressed that the proposal goes against the principles of policy PP7 which seeks to ensure that development is compatible in scale, form and character of the surrounding area.</p> <p>PPS 7 is not the relevant policy context for this proposal.</p>
<p>Contradicts Policy PPS 2.</p>	<p>The view is expressed that the proposal could jeopardise the local ecosystem and contradicts Policy PPS 2's aim to protect and enhance the natural and built environment.</p> <p>PPS 2 is not the relevant policy context and has been superseded by the Plan Strategy. The impact of the proposal on the natural heritage has been fully considered at Outline stage and this Reserved Matters application fully complies with the outline conditions.</p>

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Item Number 6			
Application Reference	LA05/2023/0044/F	Date Valid	16.01.2023
Description of Proposal	2 Storey Rear Extension, loft conversion and garage extension	Location	4 Legacurry Road, Lisburn
Group Recommendation	Approval	Case Officer	Joseph Billham
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 proposal does not comply with BMAP, LAP, PPS 21 and SPPS.	Following the adoption of the LCCC Plan Strategy the Planning Policy Statements cease to have affect. The proposal is for a residential extension within the settlement limit of Ravernet. In accordance with the arrangements the existing Lisburn Area Plan (LAP) and draft BMAP remain material considerations. The proposal is assessed against Policy HOU7 and is considered to comply with the policy criteria.		
Impact on visual amenity.	The proposal includes a single storey front garage extension that is set down below the ridge height and set back from the front of the dwelling. The extension at the rear includes a stepped two storey extension and dormer. The proposal will not be open to critical viewpoints on the Legacurry Road due to the built up nature of the surrounding area. When viewed from the Ravernet Road the proposal will be open to transient views. It is considered the proposal will not dominate the host property and surrounding area.		
Inappropriate design, scale, massing and size.	The proposal includes a two storey stepped extension with a flat roof at a height of 5.4m The two storey extension protrudes out between 3.5m at ground floor level and 1.6m at first floor level. The proposal includes a dormer that is set below the ridge height and set off the shared boundary and gable side. The dormer does not over dominant the existing roof. The proposal is considered to be of high quality design which is subordinate in size, scale and massing that is proportionate to the existing dwelling.		
Not sympathetic with character and appearance of	The proposal is considered subordinate in scale and massing to the existing dwelling and wider surroundings. The proposal is seeking a permission for a residential extension within the settlement limit of		



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landscape and neighbouring properties in Ravernet area.	Ravernet an already built up and urban area. The proposal shall not detract from the appearance and character of the surrounding area.
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Item Number 7			
Application Reference	LA05/2023/0893/F	Date Valid	09.11.2023
Description of Proposal	Demolition of single storey rear extension and detached garage. Construction of new rear extension and single storey extension to west elevation. Construction of new double garage and alterations to existing driveway entrance	Location	Santara 21 Carnreagh, Hillsborough
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
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Obstruction of sight line and visibility splays.	The proposed wall will block the sight line from the access of No.23 Carnreagh. Amended plans received 17 January 2024 - rendered wall pushed back clear of sight lines.		
Obstruction of sight lines thereby creating a health and safety issue.	DFI Roads were consulted and offer no objection to amended plans received 17 January 2024 subject to conditions and informatives.		
The wall will obstruct the applicants own visibility splays.	Amended plans received 17 January 2024 – rendered wall pushed back clear of visibility splays. DFI Roads have no objections.		