

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

Week Ending 01 December 2023

Item Number 1			
Application Reference	LA05/2022/0449/F	Date Valid	03.05.2022
Description of Proposal	Retrospective application for a domestic horse menage/sand school.	Location	124 Edentrillick Road, Hillsborough
Group Recommendation	Approval	Case Officer	Malcolm Kinghan
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		
The applicant's father raised an objection over the ownership details submitted on the original application forms.	This was acknowledged and subsequently corrected with the submission of a revised Certificate C declaration received on 17 June 2022		

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Item Number 2			
Application Reference	LA05/2022/0365/F	Date Valid	07.04.2022
Description of Proposal	4 detached 2 storey dwellings with detached garages	Location	32 Plantation Avenue Lisburn
Group Recommendation	Approval	Case Officer	Joanne Doran
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		
Bedroom window on first floor looking directly into bedroom of 28 Plantation Avenue	This bedroom window has now been removed. The only remaining window at first floor on this elevation is to a bathroom and as such, no issues of overlooking remain.		
Overlooking due to elevated nature of site. Trees have been cleared and thinned.	Although situated at a higher level than the dwellings in Ballantine Gardens, the dwellings are considered to be no more dominant or overbearing than the dwellings at a similar level in the neighbouring houses along Plantation Avenue. The separation distances from the dwellings to the rear boundaries range from 11m at its narrowest point (HTB2) to 21m (HTA1), taken from the two storey element of each property. All of the properties have a back to back relationship with nos. 95-101 Ballantine Gardens and overlooks the rear gardens of these houses. In the round, the separation distances are considered to be acceptable. The dwellings are further separated by a small buffer area containing mature trees that lies outside of the red line of this application. Drawing 03B & bearing the Council date stamp 20 th January 2023 indicates that all remaining hedgerows and trees shall be retained and protected.		

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Item Number 3			
Application Reference	LA05/2022/0370/F	Date Valid	11.04.2022
Description of Proposal	2 detached 2 storey dwellings with detached garages	Location	Lands to the rear of 32 Plantation Avenue Lisburn
Group Recommendation	Approval	Case Officer	Joanne Doran
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		
Three storey dwelling to be constructed at a higher level to the objector's bungalow.	The three storey dwelling has now been reduced to two storey. As such, no issues of overlooking arise.		

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Item Number 4			
Application Reference	LA05/2023/0054/F	Date Valid	17.01.2023
Description of Proposal	Proposed shed for the storage of materials in association with the established landscape business approved under LA05/2022/0588/LDE	Location	69 Old Kilmore Road, Moira, Craigavon
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		
Concern in relation to use	<p>This is described as storage shed for materials at an existing commercial yard – this is an attempt to establish commercial usage for what is a domestic garden. I do not wish to have commercial premises to replace a domestic garden on a site adjacent to my home.</p> <p>A Certificate of Lawfulness of Existing Use or Development was issued on this site on the 9th of November 2022 under ref. LA05/2022/0588/LDE. The use approved was described as a hardstanding area and associated vehicular access operating as a commercial yard for landscape business. As this use has been approved, the site is currently not in use as a domestic garden. The application has been assessed against the appropriate policies in consideration of this approved use and found to be acceptable. The proposal has also been connected with the existing business as per the description and cannot be used for any other purposes.</p>		
Is there permissions for entry and exit of commercial vehicles?	DFI Roads have been consulted and have offered no objection to the proposal in terms of the access and its use by commercial vehicles. They have provided conditions to be attached to an approval.		

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<p>This is a 5m high shed which will look over my house.</p>	<p>The shed will be located approximately 22m from the neighbouring dwelling. There are no windows within the proposed building from which there will be overlooking. It is 5m in height, and in consideration of this and the separation distance it is thought that it will not cause over shadowing or having an over dominating effect on this property.</p>
<p>It remains a change of use from a residential garden/agricultural field to commercial premises.</p>	<p>As the use has been established through the approved Certificate of Lawful Development, the existing land use on the site is not a residential garden nor an agricultural field, therefore the application does not relate to a proposal for a change of use.</p>