

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

Week Ending 20 September 2024

| Item Number 1 | | | |
|--|---|----------------------------|---|
| Application Reference | LA05/2023/0921/RM | Date Valid | 21.11.2023 |
| Description of Proposal | The proposed construction of 2 No. two storey, detached dwellings with a shared entrance and associated site works. | Location | Land bounded between 19 and 21 New Line, Dundonald. |
| Group Recommendation | Approval | Case Officer | Helen McGuinness |
| 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 proposed layout and scale of proposal is much larger than outline application. | <p>As stated in Development Management Practice Note 04, "An outline planning application provides a means for an applicant to establish whether a proposal to build on any particular site is acceptable, in principle, before embarking on the preparation of detailed plans in full." At the reserved matters stage, flexibility is therefore afforded with regards to the siting, scale and design of the proposal.</p> <p>As per condition 16- '<i>The proposed dwellings shall be sited in general conformity with drawing ref: LA05/2021/1353/04a date stamped 5th May 2022</i>' relating to the outline application reference number LA05/2021/1353/O. It is contended that the submitted site plan depicts the siting of the proposed dwellings in general conformity with the approved drawing as per the outline approval.</p> | | |
| Concerns of overshadowing as new dwellings are two storey. | <p>It is noted that the proposed dwellings are positioned relatively centrally within the application site boundary. No. 17 New Line is sited approximately 9.4m away at its closest point from the shared boundary. An existing lane and vegetation sit between the Site 1 and no. 17. In addition, no windows to habitable rooms are proposed to the north elevation at first floor level, therefore mitigating the potential for impact to neighbouring privacy. It is therefore contended that due to the size, siting and design, the proposal for dwelling at Site 1 would result in an acceptable impact to the neighbouring amenity of no.17 New Line.</p> | | |

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|---|--|
| <p>Concerns regarding water capacity for two additional dwellings and existing mains sewage infrastructure.</p> | <p>During the lifetime of the application, NI Water were consulted and provided no objections to the development subject to relevant conditions and informatives. No concerns were raised regarding water capacity or sewage with regards to the existing infrastructural provisions. In the event of an approval outcome, the applicant is advised to comply with conditions/informatives in order to satisfy the requirements via the relevant body.</p> |
| <p>Increased hard surfacing in the area will result in more surface run off- drainage capacity needs to be addressed.</p> | <p>The applicant has provided a Storm Drainage Plan and Attenuation scheme & Details as per Condition 20 of LA05/2021/1353/O. In addition, a 5-metre maintenance strip has been designated on the site plan. During the lifetime of the application, DFI Rivers were consulted, no concerns were raised. Therefore, any issues relating to potential surface run-off and drainage capacity has been addressed.</p> |

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| Item Number 2 | | | |
|---|--|----------------------------|----------------------------|
| Application Reference | LA05/2024/0010/F | Date Valid | 03.01.2024 |
| Description of Proposal | Erection of replacement dwelling and detached double garage and associated site works | Location | 127 Ravernet Road, Lisburn |
| Group Recommendation | Approval | Case Officer | Kevin Maguire |
| 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 proposed dwelling is for two storeys close to the road edge and is not in keeping with most of the other dwellings in the vicinity which are single storey. | The proposal is a single storey dwelling with some living accommodation to the first floor contained within the roof space so could therefore be considered as 1 ½ storey. The dwelling is proposed to be mainly sited on the footprint of the existing building which is set back at an angle between approximately 10-20 metres from the edge of the public road. Following consideration against policy and in the context of other dwellings in the immediate area of the site, which contains a number of other 1 ½ and 2 storey dwellings, it is considered that the proposal would not have a visual impact significantly greater than the existing building. | | |

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| Item Number 3 | | | |
|---|--|---------------------|------------------------------------|
| Application Reference | LA05/2020/0227/F | Date Valid | 10.03.2020 |
| Description of Proposal | Demolition of existing garages and outbuildings, upgrade of 2 existing vehicular entrances, retention of 17 and 19 Brokerstown Road and provision of 6 new 2 storey semi-detached dwellings within site curtilage and associated site works and landscaping. | Location | 17 & 19 Brokerstown Road, Lisburn. |
| Group Recommendation | Refusal | Case Officer | Brenda Ferguson |
| Reasons for Recommendation | | | |
| <ul style="list-style-type: none"> The proposal is contrary to Policy HOU3 of the Lisburn and Castlereagh Plan Strategy 2032 in that the development does not respect the surrounding context and characteristics in terms of layout, scale, massing, landscaped and hard surfaced areas. The proposal is contrary to Policy HOU4 (b) of the Lisburn and Castlereagh Plan Strategy 2032 in that it has not been demonstrated that appropriate landscaped areas and private open space will be provided to soften the visual impact of the development and aid its integration with the surrounding area. The proposal is contrary to Policy HOU4 (h) of the Lisburn and Castlereagh Plan Strategy 2032 in that inadequate and inappropriate provision is made for car parking. The proposal is contrary to Policy HOU4 (i) of the Lisburn and Castlereagh Plan Strategy 2032 in that the design and layout, if approved, will result in an unacceptable adverse impact on the existing properties in terms of overlooking, loss of light and overshadowing. The proposal is contrary to Policy HOU8 (a) and (b) of the Lisburn and Castlereagh Plan Strategy 2032 in that the proposed density is significantly higher than that found in the established residential area and the pattern of development is not in keeping with the local character, environmental quality and existing residential amenity of the established residential area. The proposal is contrary to Policy TRA2 of the Lisburn and Castlereagh Plan Strategy 2032, in that it would, if permitted, prejudice the safety and convenience of road users and significantly inconvenience the flow of traffic. The proposal is contrary to Policy TRA7 of the Lisburn and Castlereagh Plan Strategy 2032, in that it would, if permitted, prejudice the safety and convenience of road users | | | |

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since adequate provision cannot be made clear of the highway for the parking and in-curtilage turning of vehicles which would be attracted to the site.

- The proposal is contrary to Policy NH2 of the Lisburn and Castlereagh Plan Strategy 2032 in that insufficient information has been submitted to demonstrate that the proposal is not likely to harm a European Protected Species.
- The proposal is contrary to Policy NH5 of the Lisburn and Castlereagh Plan Strategy 2032 in that insufficient information has been submitted to demonstrate that the proposal is not likely to result in the unacceptable adverse impact on priority habitats and priority species.
- The proposal is contrary to Policy WM2 of the Lisburn and Castlereagh Plan Strategy 2032 in that insufficient information has been submitted in relation to the means of sewage treatment for the proposed development.
- The proposal is contrary to Policy FLD1 of the Lisburn and Castlereagh City Council Plan Strategy in that The Flood Maps (NI) indicates that part of the site lies within the 1 in 100 year fluvial flood plain and it has not been demonstrated that the proposal constitutes an exception to the policy.
- The proposal is contrary to Policy FLD3 in that it has not been demonstrated through a Drainage Assessment that adequate measures will be put in place so as to effectively mitigate the flood risk to the proposed development and from the development elsewhere.

Representations

| Objection Letters | Support Letters | Objection Petitions | Support Petitions |
|-------------------|-----------------|---------------------|-------------------|
| 0 | N/A | N/A | N/A |

Consideration of Objections

| Issue | Consideration of Issue |
|---|--|
| Overdevelopment of site – 8 houses excessive. | It is considered that the development, if approved, will result in overdevelopment and the density is not in keeping with that of the established area. |
| Parking Concerns | The view is expressed that there is a lack of parking and parking overflow onto the Brokerstown Road. DFI Roads have raised concerns regarding the parking provision which is inadequate and does not meet parking standards. The access arrangements are also unsatisfactory and would prejudice the safety of road users. |
| Impact on Ecology and Overlooking | Concern is expressed that the proposal will impact on hedges and trees around the boundary and that their removal will cause overlooking and impact on wildlife. |
| Neighbour notification. | Neighbour notification was carried out on 23/04/2020 and 22/07/2020. The relevant neighbours have been notified. |