

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

Week Ending 23rd August 2024

Item Number 1			
Application Reference	LA05/2024/0254/F	Date Valid	28.03.2024
Description of Proposal	Proposed renovations and extensions to the existing dwelling at 10 Crewe Road along with the replacement of existing sheds.	Location	10 Crewe Road, Ballinderry Upper, Lisburn
Group Recommendation	Refusal	Case Officer	Jade Gillespie
Reasons for Recommendation			
<ul style="list-style-type: none"> The proposal is contrary to Policy HOU7 criteria (a) of the Lisburn and Castlereagh City Council Plan Strategy in that the scale, massing and design of the proposed shed is not sympathetic with the built form and appearance of the existing property and would detract from the appearance and character of the surrounding area. The proposal is contrary to Policy COU15 criteria (a), (c) and (f) of the Lisburn and Castlereagh City Council Plan Strategy in that the proposed shed would appear as a prominent feature within the landscape, fails to blend with the surrounding natural features and its design is inappropriate for the site and locality. The proposal is contrary to Policy COU 16 criteria (a) and (e) of the Lisburn and Castlereagh City Council Plan Strategy in that the proposed shed will appear unduly prominent in the landscape and will have an adverse impact on the rural character of the area. 			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		

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Item Number 2			
Application Reference	LA05/2023/0470/F	Date Valid	07.06.2023
Description of Proposal	Proposed new car valeting canopy and store	Location	Temple Filling Station, 82 Carryduff Road, Lisburn
Group Recommendation	Refusal	Case Officer	Brenda Ferguson
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 the proposed development is not an acceptable form of development in the countryside. The proposal is contrary to Policy COU15 of the Lisburn and Castlereagh City Council Plan Strategy in that it is not sited to cluster with an established group of buildings, the site is unable to provide a suitable degree of enclosure for the development to integrate into the landscape, it will rely primarily on the use of new landscaping for integration and the ancillary works do not integrate with their surroundings. The proposal is contrary to Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy in that it is not sited to cluster with an established group of buildings, and if approved, would mar the distinction between the settlement and the surrounding countryside and otherwise result in urban sprawl. It would also adversely impact on residential amenity and the impact of ancillary works would have an adverse impact on the rural character of the area. 			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
2	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Noise and traffic pollution.	DFI Roads have raised no objections to the development however Environmental Health advise that the proposal is likely to cause a loss of amenity with respect to noise.		
Anti-social behaviour mainly late at night.	Consideration of this is outside of the remit of planning and no material weight can be attached to this, however, the Council have concerns as a whole with regard to impact of development on residential amenity.		
Further structures erected without authorised planning.	Unauthorised development not pertaining to this proposal is a matter for enforcement to pursue as a separate matter.		

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<p>Detrimental effects on houses which have rear of properties facing onto the site.</p>	<p>The proposal is considered to be contrary to planning policy and will have an adverse impact on rural character and on the amenity of neighbouring properties.</p>
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Item Number 3			
Application Reference	LA05/2021/1150/F	Date Valid	08.10.2021
Description of Proposal	Erection of car valet unit, new diesel pump, new hard standing turning and parking area, 2 new 2 no. drive thru car washes and 1 no self-service car washing bay (retrospective).	Location	Temple Filling Station, 82 Carryduff Road, Lisburn,
Group Recommendation	Refusal	Case Officer	Brenda Ferguson
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 the proposed development is not an acceptable form of development in the countryside. The proposal is contrary to Policy COU15 of the Lisburn and Castlereagh City Council Plan Strategy in that it is not sited to cluster with an established group of buildings, the site is unable to provide a suitable degree of enclosure for the development to integrate into the landscape, it will rely primarily on the use of new landscaping for integration and the ancillary works do not integrate with their surroundings. The proposal is contrary to Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy in that it is not sited to cluster with an established group of buildings, and if approved, would mar the distinction between the settlement and the surrounding countryside and otherwise result in urban sprawl. It would also adversely impact on residential amenity and the impact of ancillary works 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		
Noise pollution.	Environmental Health advise that the proposal is likely to cause a loss of amenity with respect to noise.		
Anti-social/offensive behaviour.	Consideration of this is outside of the remit of planning and no material weight can be attached to this, however, the Council have concerns as a whole with regard to impact of development on residential amenity.		

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Work undertaken some 3 years ago in respect of LA05/2018/1167/F (withdrawn) remains in place.	Application LA05/2018/1167/F was withdrawn and a further application submitted seeking retrospective planning permission as part of this proposal.
Increase in traffic to rear of service station.	DRI Roads have been consulted and have responded with no objections.
Concerns regarding litter and health concerns relating to fumes from vehicles.	Environmental Health have raised no concerns with respect to these issues.
Loss of privacy.	The Council have concluded that the development, if approved, would have an adverse impact on residential amenity.
Development eroding the character of the area.	It is considered that the development, if approved, would be contrary to policy and would have an adverse impact on the rural character of the area.

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Item Number 4			
Application Reference	LA05/2022/1158/F	Date Valid	13.12.2022
Description of Proposal	Change of house type to that previously approved (confirmed as being commenced by LA05/2022/0261/LDE	Location	83 Ballykeel Road, Newtownards
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		
Errors on submitted plans.	An amended Site Location Plan was received by the Council upon receipt of this comment. The application was subsequently re-advertised and neighbours were re-notified also. The objector confirmed that the Site Location Plan was now correct. It is considered that the plans submitted are now sufficiently accurate in order to inform the assessment.		