

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

Week Ending 23 February 2024

Item Number 1			
Application Reference	LA05/2021/0966/F	Date Valid	06.09.2021
Description of Proposal	Proposed single dwelling house with vehicular entrance and associated site works	Location	Site 90m north of 14B Moira Road, Ballinderry Lisburn
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 proposed development is not a type of development which in principle is acceptable in the countryside.</p> <p>The proposal is contrary to Policy COU10 (a) of the Lisburn and Castlereagh Plan Strategy 2032, in that it has not been demonstrated that the farm business is currently active and that it has been established for at least 6 years.</p> <p>The proposal is contrary to Policy COU10 (c) of the Lisburn and Castlereagh Plan Strategy 2032, in that the new building is not visually linked or sited to cluster with an established group of buildings on the farm.</p> <p>The proposal is contrary to Policy COU8 of the Lisburn and Castlereagh Plan Strategy 2032 in that it will create a ribbon of development along the laneway.</p> <p>The proposal is contrary to criteria (b), (d) and (e) of Policy COU15 of the Lisburn and Castlereagh Plan Strategy 2032 in that it is not sited to cluster with an established group of buildings, it lacks long established natural boundaries and is therefore unable to provide a suitable degree of enclosure for the building to integrate sympathetically with its surroundings and it relies primarily on new landscaping for integration.</p> <p>The proposal is contrary to Policy COU16 of the Lisburn and Castlereagh Plan Strategy 2032 in that it is not sited to cluster with an established group of buildings, and it will result in an adverse impact on the rural character of the area by the creation of ribboning along the laneway.</p>			
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	LA05/2022/0631/F	Date Valid	29.06.2022
Description of Proposal	Single storey rear sunroom extension	Location	26 Brackenhill View Carryduff
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
3	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Close proximity of extension to objector's property. Objector refers to A7 and A10 of PPS7 Addendum.	<p>The policies contained within PPS7 Addendum have been superseded by the policies contained within the Council's Plan Strategy. That said, the general thrust of the policies remain the same. Strategic Guidance advises that</p> <p><i>Single-storey extensions to the rear of a semi-detached or terraced dwelling will generally be acceptable where the depth does not exceed 3.5 metres from the back wall of the original building, at the boundary with an adjoining dwelling'.</i></p> <p>This sunroom extends 3.3 metres from the host building and is therefore considered to be acceptable.</p>		
Access to wall	<p>Concern is expressed that the applicant will not be able to paint rendered wall as per the submitted plans without entering the objector's property.</p> <p>Amended drawings indicate that this wall is now finished in uPVC cladding due to the restricted access.</p>		
Sense of being 'hemmed in'.	<p>Concern is expressed that the structure impinges on the immediate aspect or outlook and that this creates a sense of being 'hemmed in'.</p> <p>The side elevation lies 0.3 metre from the boundary fence and extends 3.3 metre from the host building. This is considered to be acceptable for an extension to a semi-detached dwelling.</p>		
Overshadowing / loss of light	<p>The proposed works will reduce the amount of light entering the kitchen window of 24 however this is offset by the provision of double doors to the kitchen which are not impacted by this extension.</p>		

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<p>Application should be judged on the initial plans submitted.</p>	<p>In order for this application to be properly assessed, the agent amended the drawings to reflect what was built on site. The applicant was aware that should this application be refused, they were at risk of having to amend / remove the sunroom.</p>
<p>Plans state 'the proposed extension is similar to a number of other extensions within the surrounding area' – this is not the case.</p>	<p>Many of the properties within the Brackenhill development already have a sunroom constructed which was part of the original design and reflect the various finishes on each of the house types. This house type was not originally designed with a sunroom. It was initially proposed to render the side elevation with no. 24 however the applicant advised that due to restricted access it was decided to install uPVC cladding to minimise future maintenance requirements. It is considered that the finishes, while not a match on this gable elevation will not detract from the appearance and character of the surrounding area.</p>