

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

**Week Ending 26 July 2024**

<b>Item Number 1</b>			
<b>Application Reference</b>	LA05/2023/0384/F	<b>Date Valid</b>	05.05.2023
<b>Description of Proposal</b>	Farm dwelling and garage	<b>Location</b>	38 St. James Road, Hillsborough
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Sinead McCloskey
<b>Reasons for Recommendation</b>			
<ul style="list-style-type: none"> <li>• The proposal is contrary to Policy COU1 of the Lisburn and Castlereagh City Council Plan Strategy 2032 in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.</li> <li>• The proposal is contrary to Policy COU10 of the Lisburn and Castlereagh City Council Plan Strategy 2032 in that a dwelling on this active and established farm has been previously granted planning approval under planning references LA05/2015/0123/O and LA05/2017/0242/RM, and the granting of planning approval for a dwelling on an active and established farm will only be permitted once every 10 years.</li> </ul>			
<b>Representations</b>			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
0	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		

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**Week Ending 26 July 2024**

Item Number 2			
<b>Application Reference</b>	LA05/2024/0304/F	<b>Date Valid</b>	17.04.2024
<b>Description of Proposal</b>	Detached garage	<b>Location</b>	124D Saintfield Road Ballymacbrennan Lisburn
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Jade Gillespie
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
3	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Obstructing privacy.	The proposed garage is not considered to have any impact on the privacy of neighbouring amenity given that it will be used to store a vehicle and is not considered to be a habitable space. Furthermore, it is of single storey level and the only windows are on the rear elevation of the garage that will look onto the garden.		
Attracting rats.	There is no evidence to suggest that anything to attract vermin would be stored in the garage.		
Weaken the ground.	The structural integrity of the proposal is a matter for building control.		
Mental health.	Neighbour interactions are not within the control of the planning department.		
Unsocial construction hours.	The onus is on the applicant to ensure no disturbances are caused outside of standard construction hours.		
Noise and air pollution.	Any noise and air pollution are considered to occur during the construction phase only which will be for a temporary period of time. Any impact on neighbouring amenity is not considered to be long term or drastically detrimental.		
Lower the value of countryside home.	The application proposes a domestic garage which is characteristic to many dwellings in the countryside.		
Disturbances from neighbour using garage.	The application proposes a domestic garage. In the event of an approval, a condition will be attached to the decision to ensure the use of the garage remains ancillary at all times. Any disturbances are considered to be domestic and minimal.		

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Trees and environment.	No trees or hedging are proposed to be removed as a result of the garage being erected.
Loss of light.	The proposed garage will not result in any loss of light to neighbouring amenity given that substantial distance will be retained between the proposed garage and neighbouring properties.
Wildlife.	No hedging or trees are proposed to be removed as a result of the garage being erected and therefore no wildlife is considered to be harmed.
Original Entrance.	This is a separate matter which is not relatable to this application.

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<b>Item Number 3</b>			
<b>Application Reference</b>	LA05/2024/0291/F	<b>Date Valid</b>	12.04.2024
<b>Description of Proposal</b>	Two storey extension to side of dwelling.	<b>Location</b>	8 Fairhaven Park, Lisburn
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Jade Gillespie
<b>Reasons for Recommendation</b>			
<ul style="list-style-type: none"> <li>The proposal is contrary to Policy HOU 7 (a) of the Lisburn and Castlereagh Plan Strategy 2032 in that the scale, massing and design of the proposal 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.</li> <li>The proposal is contrary to Policy HOU 7 (b) of the Lisburn and Castlereagh Plan Strategy 2032 in that the proposal would unduly affect the amenity of neighbouring residents through dominance and overshadowing.</li> </ul>			
<b>Representations</b>			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
1	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		
Overlooking.	Within the assessment of this proposal, it has been determined that the proposed side extension will appear unduly overbearing and create a sense of dominance. The extension is also considered to result in a degree of overshadowing. The extension will have a detrimental impact on the amenity of the properties on Killowen Grange.		
Dwelling being used as a HMO	There is no evidence to suggest that this property is being used as a HMO, however it has been referred to the Councils enforcement team for investigation.		

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Item Number 4			
<b>Application Reference</b>	LA05/2022/1074/F	<b>Date Valid</b>	15.11.2022
<b>Description of Proposal</b>	Conversion and extension of the single storey listed building and outbuildings to a café, toilets and ancillary accommodation in support of the café function.	<b>Location</b>	The Shambles, 1A/1B Park Lane, Dromore Road, Hillsborough
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Callum Henderson
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
3	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Privacy.	Concerned about privacy of habitable room overlooking the proposed development. There are no new window openings proposed other than the proposed extension to be sited within the internal courtyard of The Shambles, this ground floor extension would have views into the internal courtyard and out to Dromore Road. There are no unacceptable privacy concerns resulting from the proposal.		
Security & safety.	Concerns were raised as to the security of an adjacent dwelling should the proposal be realised with its associated increase in footfall and renewed use of the site. <i>Whilst considered, this does not represent a material planning consideration.</i>		
Right to light.	East side shambles window attached to No.1 Park Lane will be affected by a loss of natural light. There is no increase in height proposed to the structure or roof of The Shambles and minimal alterations other than replacement windows and enhancement of the façade owing to the structure being listed. Therefore, there are no concerns surrounding the loss of light to adjacent sites.		

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<p>Access &amp; Parking.</p>	<p>Objection to:</p> <ul style="list-style-type: none"> <li>- Access being taken from Barrack Court</li> <li>- Pedestrian gate onto Park Lane through parked cars</li> <li>- Reduced parking on Dromore Road</li> </ul> <p>DfI Roads responded to consultation stating that they were satisfied that there were sufficient on-street and public car park spaces available within the vicinity of the site to accommodate the likely parking demand from this proposal.</p> <p>Additionally, DfI Roads offered no objection on road safety and traffic progression grounds subject to the conditions and informatives provided.</p>
<p>Noise.</p>	<p>Noise concerns from both customers and machinery such as odour abatement schemes</p> <p>It is accepted that the proposal will generate more noise during opening hours and will stand in contrast to the previously dormant nature of the site, however, given the proposed use as a café with ancillary functions, there are minimal concerns surrounding the potential for unacceptable amenity or anti-social concerns relating to noise. Furthermore, Environmental Health offered no objection to the proposal.</p>
<p>Provision of Toilet Facilities.</p>	<p>Provision of sufficient toilets and wash facilities for peak number of visitors in summer months</p> <p>Whilst such concerns would be considered against Building Regulations, toilet facilities are to be provided as part of the proposal and therefore, concerns around a lack of such provisions are negated.</p>