

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

Week Ending 28th February 2025

| Item Number 1 | | | |
|--|--|----------------------------|--------------------------|
| Application Reference | LA05/2021/0479/F | Date Valid | 30.04.2021 |
| Description of Proposal | Erection of single detached dwelling | Location | 8 Moybrick Road, Dromara |
| 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 |
| 3 | N/A | N/A | N/A |
| Consideration of Objections | | | |
| Issue | Consideration of Issue | | |
| Impact on privacy. | It is acknowledged that there would be a separation distance of circa 11 metres between the proposed dwelling and the rear boundary of the existing dwellings in Woodvale at the closest point. This is considered to be a satisfactory distance, as per Creating Places guidance, to mediate against overlooking of neighbouring property to an unreasonable degree. With regards to the two first floor gable windows, it is noted that these do not serve habitable rooms. Nonetheless, a condition could be applied to any approval requiring that these are obscure glazed. Therefore, there are no concerns in relation to potential impact on privacy. | | |
| Loss of Light/Overshadowing. | It is acknowledged that there would be a separation distance of circa 11 metres between the proposed dwelling and the rear boundary of the existing dwellings in Woodvale at the closest point. This is considered to be a satisfactory distance, as per Creating Places guidance, to mediate against overshadowing of neighbouring property to an unreasonable degree. Furthermore, it is noted that the existing dwellings at Woodvale to the rear sit at a ground level in excess of 1 metre above the ground level of the application site. With regards to the dwellings immediately to the northeast and southwest of the application site, a 45-degree light test has been conducted to which the proposed scheme largely satisfies. Therefore, there are no concerns in relation to potential loss of light. | | |
| Impact of construction work on boundary wall. | The developer/individual carrying out the proposed works is obliged to adhere to the relevant BS Codes of Practice. Any impact on a boundary wall as a result of construction is a civil matter between the relevant parties and is outside the remit of Planning. | | |

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

Week Ending 28th February 2025

| | |
|---------------------------------------|---|
| <p>Noise impact from development.</p> | <p>LCCC Environmental Health were consulted as part of the processing of the application. In their final consultation response, dated 19th November 2024, which is available to view via the NI Planning Portal online, they offer no objection in relation to the proposed development scheme. They provide the following informative to be applied to any approval in relation to noise.</p> <p><i>'Construction work should be undertaken in accordance with BS5228: 2009 Code of practice for noise and vibration control on construction and open sites. This standard recommends that construction work is to be undertaken between the hours of 0700 to 1900 Monday to Friday and 0800 to 1300 on Saturdays. Any work between the hours of 1900 to 2300 Monday to Friday, 0700 to 0800 and 1300 to 2300 Saturday or any work on Sundays should not cause noise disturbance to nearby residents (e.g. operating heavy plant work or rock hammering) unless unforeseen and unavoidable.'</i></p> <p>Therefore, there are no concerns in relation to potential noise impact.</p> |
| <p>Sense of enclosure.</p> | <p>It is acknowledged that the proposal has been amended and reduced to a single dwelling since this concern was raised. As per Site Section A-A, the proposed dwelling would have a ridge height akin to that of the existing dwelling at No. 8 Moybrick Road. Taking the separation distances and orientation/layout of neighbouring dwellings into account, there are no concerns with regards to the creation of a sense of enclosure.</p> |