

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

Week Ending 30 August 2024

Item Number 1			
Application Reference	LA05/2024/0227/F	Date Valid	19.03.2024
Description of Proposal	Proposed 2 storey rear and side extension and a detached single storey garage to a private dwelling	Location	42 Blaris Meadows, Lisburn, BT27 5WN
Group Recommendation	Approval	Case Officer	Barbara Hanna
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
3	0	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Excessive noise during any construction work	Noise during construction is inevitable, any noise considered excessive should be report to LCCC Environmental Health for further investigation.		
Overlooking/loss of privacy to garden, bedroom and kitchen	The proposed first floor windows along the west elevation are located in excess of 15m from the boundary with property No's 35-39; this is considered acceptable as guidance available in Creating Places suggests that 10m to a common boundary is an adequate separating distance within a built-up area.		
Rodent infestation	This is not a material planning consideration.		
Design - The proposed extensions are not of a design which is in keeping with the size (scale) or appearance (design) or materials used in the Blaris Meadows development as a whole	The extension has been broken into two storey and single storey elements to reduce dominance. By setting the extension down from the existing ridge and back from the existing front building line the architectural integrity of the block is not compromised. The extension is considered sizeable; however, the bulk of it is located to the rear and the site can accommodate an extension of this size. The use of red brick and render is characteristic of properties to the west of the application site and as such it is not considered out of place. The proposed garage is a modest single storey detached garage capable of parking one car within it. The proposed finishes are in keeping with the surrounding area. For the reasons outlined above it is not thought that the proposal will have an adverse impact on the character of the area.		

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

Week Ending 30 August 2024

<p>Overshadowing/Loss of light to garden at No.39</p>	<p>The garage is located 13.5 from the rear elevation of No.39. Given the separating distance the garage will not overshadow the initial 3-4m of private amenity space to the rear of this property. The existing boundary fence already creates a degree of overshadowing within the garden of No.39. Overshadowing to a garden area on its own will rarely constitute sufficient grounds to justify a refusal of permission. Conditions for plant growth is not a material planning consideration and the garage will have no impact upon air quality.</p>
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List of delegated planning applications with objections received / recommendation to refuse

Week Ending 30 August 2024

Item Number 2			
Application Reference	LA05/2023/0427/F	Date Valid	24.05.2023
Description of Proposal	Erection of new extension to playgroup/nursery building to replace an existing detached playgroup/nursery building which will be demolished, and minor elevational treatments to the existing retained building.	Location	20a Church Road, Carryduff, BT8 8DT
Group Recommendation	Approval	Case Officer	Joseph Billham
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
1	0	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
The building is not taller than the existing building	The extension matches the existing ridge height of the school building 1. The extension measures 4.36m in height that is taller in height than the existing school building due to a larger underbuild. The extension does not protrude higher than the ridge height of school building 1.		
Proposal should not impede views or block natural light	The proposal does not exceed the ridge height of the existing building and will not have a significantly greater impact on loss of light/views. The extension has a separation distance of over 30m to nearest residential dwelling. There shall be no adverse impact here.		

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

Week Ending 30 August 2024

Item Number 3			
Application Reference	LA05/2023/0596/F	Date Valid	24.07.2023
Description of Proposal	Retrospective application for an external beer garden to rear of existing public house	Location	61 The Still House, Main Street, Moira, Craigavon, BT67 0LQ
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
2	0	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Noise Issues	Following consultation with Environmental Health a noise assessment was requested to assess the acceptability of the proposal with regard to noise impacts from the beer garden on nearby residential receptors. Subsequent to this noise impact being assessed, further clarification was sought in a number of areas including the hours of operations. Additional information was submitted and following further consultation with Environmental Health it was determined that the application would be acceptable subject to a number of conditions including restrictions to the hours of operations for the beer garden, rating level of sound from all amplified music to not exceed an LAr(15min) of 45dB(A) at 2m and the retention of the existing wall and metal gate as indicated in submitted plans.		
Anti-social behaviour	Incidences of anti-social behaviour has been cited and noise generated through such actions. However this does not specifically relate to the proposal in question and is not something that can be controlled by planning given the presence of the existing bar and would ultimately be a police matter.		

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

Week Ending 30 August 2024

Item Number 4			
Application Reference	LA05/2022/1177/F	Date Valid	21.12.2022
Description of Proposal	Proposed erection of 2 number detached dwellings and double garages and associated site works (infill sites)	Location	60M South of 41 Windmill Road, Ballyworfy, Hillsborough, Down, BT26 6LS
Group Recommendation	Refusal	Case Officer	Cara Breen
Reasons for Recommendation			
<ol style="list-style-type: none"> 1. The proposal is contrary to Policy COU1 of the Lisburn and Castlereagh City Council Plan Strategy, in that it is not a type of development which in principle is considered to be acceptable in the countryside. 2. The proposal is contrary to Policy COU8 of the Lisburn and Castlereagh City Council Plan Strategy, in that the proposed development would not be appropriate to the existing plot size and width and the development, if approved, would add to a ribbon of development along Windmill Road. 3. The proposal is contrary to Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy, in that the proposed development does not respect the traditional pattern of settlement exhibited in that area and it would, if permitted, result in an adverse impact on the rural character of the area. 			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
1	0	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
No neighbour notification	Notice of, and publication of the application were carried out as per Article 8 of the Planning (General Development Procedure) Order (Northern Ireland) 2015 (GDPO). Those neighbours which require neighbour notification as per statutory obligation have been verified via an internal system and as part of the site inspection process. All identified occupiers of neighbouring land were neighbour notified.		
P2 (land ownership) challenge	A P2 (land ownership challenge) was received during the processing of the application. This was referred to the agent and he responded with land registry maps and an updated Site Location Plan. It is noted that only the blue line was amended and the Site Location Plan appears to be		

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Week Ending 30 August 2024

	in accordance with the land registry map. It is acknowledged that Planning permission goes with the land and not the applicant and the granting of Planning permission does not confer title.
Soakaway could cause a health and safety risk	LCCC Environmental Health were consulted as part of the processing of the application. In their final consultation response they offer no concerns in relation to the application, subject to the inclusion of stipulated informatives with any approval.
Previous permission refused	A Planning history search confirms that Planning applications LA05/2019/0941/O and LA05/2019/0942/O were approved. There does not appear to be a history of a Planning refusal on the application site.
Query as to when site was sold	This is not a material Planning consideration of determining weight.