

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

**Week Ending 6th October 2023**

<b>Item Number 1</b>			
<b>Application Reference</b>	LA05/2022/1053/F	<b>Date Valid</b>	10.11.2022
<b>Description of Proposal</b>	Proposed single storey porch to front of dwelling, single storey extension to side of dwelling and two storey extension to rear of dwelling. Works to include wall to enclose patio area with steps leading to rear garden behind patio area with safety railings (Amended description)	<b>Location</b>	27 Woodbreda Park, Belfast, BT8 7HY
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Richard McMullan
<b>Reasons for Recommendation</b>			
<p>The proposal is contrary to Paragraph 4.26 of the SPPS and Policy HOU7 of the Lisburn and Castlereagh City Council Plan Strategy in that the scale, massing and design of the development, if approved, would be unsympathetic with the built form of the existing dwelling.</p> <p>The proposal is contrary to the SPPS and Policy HOU7 of the Lisburn and Castlereagh City Council Plan Strategy in that the proposal would unduly impact on the privacy and amenity of neighbouring residents through dominance, overlooking and loss of light.</p>			
<b>Representations</b>			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
2	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		
Loss of natural lighting to neighbouring property and garden	It is considered that the development as proposed would result in undue light loss to number 25 Woodbreda Park. This is reflected within the refusal reasons put forward in regard to the development		
Privacy issues-overlooking of neighbouring property	Following a full assessment it is considered that the development would result in issues of concern in regard to undue overlooking to the rear of number 29 Woodbreda Park as indicated within the refusal reasons		
Over development of the property which is not in keeping with	Following a full assessment of the development it is considered that it is unacceptable in terms of its scale, massing and design however, as the majority of the works are to the rear of the building it is considered		

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

**Week Ending 6th October 2023**

the area	that it would not negatively impact upon the character of the area/local street scene
Overbearing	It is considered that the development would have a dominant impact upon neighbouring dwellings as illustrated within the refusal reasons
Lack of sufficient car parking within local street	DFI Roads have been consulted a number of times, taking on board concerns raised in regard to this issue. In their last response they outline that they have no concerns in respect of the development having a significant impact upon the local road network in respect of traffic and road safety