

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

Week Ending 10th April 2026

Item Number 1			
Application Reference	LA05/2025/0193/F	Date Valid	21.03.2025
Description of Proposal	Detached garage conversion to include upper floor extension and facade alterations to front elevation	Location	46 Millreagh Avenue, Dundonald, Belfast
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
2	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
The view is expressed the proposal is overbearing and will result in loss of natural light, over shadowing and dominance.	The proposal is considered to fail the angles test from No 44 however this is not a rigid test. Taking into account the nearest window of No 44 is already impeded by the existing garage and the proposal is extending the height of the garage from 3.9m to 4.63m it shall not significantly exacerbate the existing situation on site. Any loss of light will take place in the morning and not to an unacceptable level. The proposal shall not result in an unduly impact by way of overshadowing and dominance.		
The proposed scale and closeness to the boundary is out of keeping with the character of the area and may constitute overdevelopment of the site.	The extension is on the same footprint of the existing garage and does not extend any closer to the shared boundary with No 44. The height of the proposal is 4.63m which is subordinate in scale and size with the existing property and surrounding area. The proposal is not open to critical viewpoints and is considered not to detract from the appearance and character of the surrounding area.		
Contrary to PPS 7: Quality Residential Environments and in Addendum to Planning Policy Statement 7:	Following the adoption of the Lisburn and Castlereagh City Council Plan Strategy the previous Planning Policy Statement 7 has been replaced by Policy HOU7. The proposal is considered to comply with Policy HOU7 of the Plan Strategy.		



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Residential Extensions and Alterations	
Maintain and access guttering.	Maintenance of guttering between dwellings is a civil matter and not within the remit of planning.