

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

Week Ending 13th June 2025

Item Number 1			
Application Reference	LA05/2020/0560/F	Date Valid	22.07.2020
Description of Proposal	Proposed change of use from office/showroom to a gym facility	Location	96 Carryduff Road Temple
Group Recommendation	Refusal	Case Officer	Callum Henderson
Reasons for Recommendation			
<ul style="list-style-type: none"> The proposal is contrary to Policy COU1 of the Lisburn and Castlereagh City Council Plan Strategy in that the proposed development is not a type of development which in principle is acceptable in the countryside. 			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		

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

Week Ending 13th June 2025

Item Number 2			
Application Reference	LA05/2024/0130/F	Date Valid	16.02.2024
Description of Proposal	Replacement Dwelling and Garage	Location	Opposite 4 Maghaberry Road, Craigavon
Group Recommendation	Refusal	Case Officer	Michael Creighton
Reasons for Recommendation			
<ul style="list-style-type: none"> The proposal is contrary to Policy COU1 of the Lisburn and Castlereagh City Council's Plan Strategy, in that it is not a type of development which in principle is considered to be acceptable in the countryside. The proposal is contrary to Policy COU3 of the Lisburn and Castlereagh City Council's Plan Strategy, in that building on site to be replaced does not exhibit the essential characteristics of a dwelling. The proposal is contrary to Policy COU15 criteria a) and c) of the Lisburn and Castlereagh City Councils Plan Strategy, in that if built the dwelling would be a prominent feature in the landscape and it would fail to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop. The proposal is contrary to Policy COU15 criteria d), e) and g) of the Lisburn and Castlereagh City Councils Plan Strategy, in that if built the site lacks long established natural boundaries, is unable to provide a suitable degree of enclosure for the building to integrate into the landscape, relies primarily on the use of new landscaping for integration and ancillary works do not integrate with their surroundings. The proposal is contrary to Policy COU16 criteria a) and e) of the Lisburn and Castlereagh City Councils Plan Strategy, in that if built the dwelling would be a prominent feature in the landscape and it would have an adverse impact on the rural character of the area. 			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		

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

Week Ending 13th June 2025

Item Number 3			
Application Reference	LA05/2023/0069/O	Date Valid	20.01.2023
Description of Proposal	Dwelling, garage and associated site works	Location	Site fronting onto Chapel Road, Aghalee and adjacent to and west of 16 Magees Road, Aghalee
Group Recommendation	Refusal	Case Officer	Michael Creighton
Reasons for Recommendation			
<ul style="list-style-type: none"> The proposal is contrary to policy COU1 of the Lisburn and Castlereagh City Council Plan Strategy in that the proposed development is not an acceptable form of development in the countryside. The proposal is contrary to policy COU10 of the Lisburn and Castlereagh City Council Plan Strategy in that site is not located within the farm business that has been established for at least 6 years, the new building is not visually linked or sited to cluster with an established group of buildings on the farm and exceptionally, the alternative site proposed is not acceptable, as it has not been demonstrated there are no other sites available at another group of buildings on the farm or out-farm, and where there are either: demonstrable health and safety reasons; or verifiable plans to expand the farm business at the existing building group(s). The proposal is contrary to the SPPS and Policy COU16 of the Lisburn and Castlereagh Plan Strategy 2032 in that it is not sited to cluster with an established group of buildings, and it will result in an adverse impact on the rural character of the area. 			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
6	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Land ownership	This has been investigated and discussed within the planning report assessment.		
Concerns regarding traffic safety and the access.	DFI Roads were consulted and offered no objection to the proposed development.		
Concerns regarding the property facing	This application is for outline permission and no details of the proposed dwelling design or location within the block plan have been submitted, other than an indicative block plan drawing. The details of a dwelling and		

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

Week Ending 13th June 2025

no.23a and overshadowing.	its location within the site would be assessed at reserved matters stage. It is my planning judgment that the proposal does not meet policy and is to be refused.
Objection raised with regard to several planning applications within the planning history section.	<p>Objection raised to the processing of several planning applications within the planning history section.</p> <p>Objections have been raised with regard to several applications previously processed by the Council. An objection to this application is not the process in which to investigate those concerns. I have considered the objections, and the points raised and none of the information relates to the accurate processing of this application.</p>

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

Week Ending 13th June 2025

Item Number 4			
Application Reference	LA05/2024/0116/F	Date Valid	09.02.2024
Description of Proposal	Change of house type with increased curtilage together with associated hard and soft landscaping in substitute to previous approval LA05/2022/0482/RM	Location	Lands approx. 61M SW of Nr 6 Pot Hill Lane, Lisburn
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
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
The design/scale of the house is inappropriate to the location.	The dwelling is larger than some of the nearby dwellings however is acceptable given its positioning away from other adjacent dwellings. The ridge height has been reduced by approximately 0.5m during the processing of the application. In assessing the scale there was consideration of the previous approval of reserved matters and while higher the difference from what was approved from key vantage points would not provide an adequate basis for refusal in this case. The reduction in the ground levels to accommodate the dwelling would assist in reducing the prominence of the dwelling. The design and materials being used would not be out of keeping with typical materials found in the local rural area.		
Poor condition of existing Pot Hill Lane.	DfI Roads have advised that Pot Hill Lane is a private shared laneway and any improvements required would need to be agreed among landowners using it. Any approval of this development will be dependent on no work taking place until the access layout detailed in the plans has been constructed.		

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

Week Ending 13th June 2025

Item Number 5			
Application Reference	LA05/2023/0823/F	Date Valid	17.10.2023
Description of Proposal	Retention of approved building (with alterations) for purposes incidental to the enjoyment of the occupants of No 86A Beechill Road, with associated increase in residential curtilage	Location	86A Beechill Road, Belfast
Group Recommendation	Refusal	Case Officer	Catherine Gray
Reasons for Recommendation			
<ul style="list-style-type: none"> The proposal is contrary to Policy HOU 7 Residential Extensions and Alterations of the Lisburn and Castlereagh City Council Plan Strategy, in that the scale, massing, and design of the proposal is not sympathetic with the built form and appearance of the existing property. The proposal is contrary to Policy HOU7 Residential Extensions and Alterations of the Lisburn and Castlereagh City Council Plan Strategy, in that the proposal unduly affects the privacy or amenity of neighbouring residents. The proposal is contrary to Policy ED7 Retention of Zoned Land and Economic Development of the Lisburn and Castlereagh City Council Plan Strategy, in that the development would result in the loss of land or buildings for economic development in a local development plan to other uses. 			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Loss of privacy and overlooking.	<p>Concern is raised about loss of privacy due to the change in intended use and the significant number of windows that look into the backyard of property number 86C Beechill Road. Instead of 5 high windows used for business purposes, there are 10 windows overlooking into their garden, and have a clear view of the property's bedrooms, patio and ground floor living area.</p> <p>The proposal has been assessed against policy HOU7. It is considered that the proposal is contrary to Policy HOU7 Residential Extensions and</p>		

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

Week Ending 13th June 2025

	Alterations of the Lisburn and Castlereagh City Council Plan Strategy, in that the proposal unduly affects the privacy or amenity of neighbouring residents.
Retrospective.	<p>The concern is raised that if the this was in the original application, as neighbours in the adjacent property, they would have had an opportunity to provide the impact of this development from their perspective. The view is expressed that by making this a retrospective application, they have not had the opportunity to provide the impact of this development from their perspective.</p> <p>It is acknowledged that this is a retrospective application. The application is assessed against the same policy context whether it be proposed or retrospective development. Any unauthorised development is undertaken at the developer/owners own risk. The concerns raised are taken account of in the assessment of the application.</p>
High hedge.	<p>The view is expressed that they are concerned about the comments from Environmental Health regarding the high hedge legislation. The view is expressed that the hedge on their side has provided them with the required privacy even before the building was erected and that it take a more important role now with a residential house right next to the boundary. It also raises the potential of complaint from the neighbour (the applicant). They state that a reduction in the height of the hedge will absolutely impact the privacy and there will be a clear view to all their living spaces.</p> <p>It is acknowledged that the existing high hedge/trees is noted to be in the neighbour/objector's land, and outside the applicants red line of the application site. As discussed above, it is considered that the proposal is contrary to policy HOU7 in that the proposal unduly affects the privacy or amenity of neighbouring residents.</p>
Potential future use.	<p>Concern is expressed with respect to potential future uses including renting this space for short term rentals or even changing this to a full residential house.</p> <p>Any future change of use would be subject to a planning application.</p>
Ownership.	<p>The question is asked 'Has the building changed ownership and are there any potential ramifications from the same?'</p> <p>Land ownership is not a planning matter; it is a legal matter. Planning permission does not confer title.</p>

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

Week Ending 13th June 2025

Item Number 6			
Application Reference	LA05/2022/1133/F	Date Valid	09.12.2022
Description of Proposal	Proposed change of use from the existing commercial unit to residential ground floor apartment.	Location	27 Bridge Street Lisnagarvy Lisburn
Group Recommendation	Refusal	Case Officer	Cara Breen
Reasons for Recommendation			
<ul style="list-style-type: none"> • The proposal is contrary to Policy HOU3 of the Lisburn and Castlereagh City Council Plan Strategy, in that the proposal would not create a quality and sustainable residential environment. • The proposal is contrary to Criterion (b) of Policy HOU4 of the Lisburn and Castlereagh City Council Plan Strategy, in that it has not been demonstrated that private open space forms an integral part of the proposal's open space. • The proposal is contrary to Criterion (i) of Policy HOU4 of the Lisburn and Castlereagh City Council Plan Strategy, in that it has not been demonstrated that there is no unacceptable adverse effect on the proposed property in terms of noise. • The proposal is contrary to Policy HOU6 of the Lisburn and Castlereagh City Council Plan Strategy, in that a Design Concept Statement did not accompany the planning application. • The proposal is contrary to Policy HOU9 of the Lisburn and Castlereagh City Council Plan Strategy, in that the criteria set out in Policies HOU3 and HOU4 have not been met. Furthermore, the proposal is contrary to Criterion (c) of Policy HOU9, in that it has not been demonstrated that the original property is greater than 150 square metres gross internal floor space. 			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		

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

Week Ending 13th June 2025

Item Number 7			
Application Reference	LA05/2023/0484/F	Date Valid	09.06.2023
Description of Proposal	Material change of use of an agricultural building for the repair and storage of freezer units	Location	124 Ballynahinch Road, Hillsborough
Group Recommendation	Refusal	Case Officer	Sinead McCloskey
Reasons for Recommendation			
<ul style="list-style-type: none"> • 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. • The proposal is contrary to Policy COU11 of the Lisburn and Castlereagh City Council Plan Strategy, in that it has not been demonstrated that the proposal will be run in conjunction with the agricultural operations on the farm and under part b) it is appropriate to its location in terms of character and scale. • The proposal is contrary to part e) of Policy COU16 of the Lisburn and Castlereagh City Council Plan in that the proposed development would, if permitted, have an adverse impact on the rural character of the area in terms of the proposed commercial use. 			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		

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

Week Ending 13th June 2025

Item Number 8			
Application Reference	LA05/2023/0567/F	Date Valid	05.07.2023
Description of Proposal	Proposed Single Storey Extension to side of Dwelling.	Location	15 Church Glen, Lisburn
Group Recommendation	Refusal	Case Officer	Emma Forde
Reasons for Recommendation			
<ul style="list-style-type: none"> The proposal is contrary to Local Development Plan policy HOU7, in that it would, if permitted, prejudice the safety and convenience of road users since sufficient space would not remain within the curtilage of the property for the parking and manoeuvring of vehicles. 			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
2	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
The objector raises concern for the address used.	The initial address was incorrect and has since been amended to match that of the property.		
Concerns were raised regarding the lack of openness, overdevelopment, and the objector stated that other extensions on the street are stepped back from the front elevation.	The proposal would have a slight step back from the principal elevation. While it would be preferable to step the extension further back from the front elevation, this is not considered to warrant a reason for refusal regarding design and the impact on the character of the dwelling and surrounding area. Furthermore, due to the single storey nature of the proposal, it is not considered to reduce the openness of the site to a level which would warrant a refusal reason.		
Overbearing Impacts.	There are no ground floor windows on the neighbouring to the west's side elevation. Given this, the scale of the proposal, and the proposed roof form, the proposal is not considered to result in a significant overbearing impact on No.14.		
The application contains misleading information as there is no	The extent of the fence is not shown on the plans and therefore cannot be accurately assessed. As the application is being recommended for refusal, clarification has not been sought on this matter.		

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

Week Ending 13th June 2025

<p>boundary fence between the site and No.14, and it does not include soil and waste pipes.</p>	
<p>The proposed separation distance is not sufficient.</p>	<p>It will result in the applicants using their neighbour's driveway to access their rear garden or for maintenance to the dwelling, and it may hamper the ability of the neighbour to get in and out of their car if bins are stored along the side of the proposal. These concerns are civil issues and so have not been considered in the assessment of this application.</p>
<p>Concerns were raised regarding the parking provision on the site and highway safety.</p>	<p>Roads issues have not been resolved at this time. DFI Roads have been consulted multiple times, initially upon receipt and with amended plans. While plans have been submitted to show the dimensions of the proposed parking provision, these have not met the parking requirements as requested by Dfl roads. As such the application fails to comply with policies TRA 10.</p>
<p>Concerns regarding the finish materials and their impact on the character of the area.</p>	<p>The proposed finishes would match those of the existing dwelling and so would be in keeping with the character of the area.</p>
<p>The proposal would set a precedent on the street.</p>	<p>As the application is recommended for refusal, the proposal would not form a precedent.</p>
<p>Concerns regarding sewage, the proximity of soil and waste pipes, and flumes from the flues.</p>	<p>Environmental Health have reviewed the letters of objection and have no objections subject to a condition regarding foul sewage, if the application were to be approved. They state that if the objector wishes to make a complaint in relation to emissions from a flue, they can contact the Environmental Health Service Unit (details provided as on their comment).</p>