

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

Week Ending 14th November 2025

Item Number 1			
Application Reference	LA05/2022/0084/F	Date Valid	25.01.2022
Description of Proposal	This is a section 54 application. LA05/2016/1188/F Proposed off site replacement to existing dwelling adjacent to 21 Crumlin Road, Upper Ballinderry-- existing derelict dwelling on edge of road with no easy option for replacement on site. To develop land without complying with conditions 02, 04 and 07.	Location	Adjacent to and south of 21 Crumlin Road Ballinderry Upper Lisburn
Group Recommendation	Refusal	Case Officer	Louise O'Reilly
Reasons for Recommendation			
The proposal is contrary to Policy COU3 – Replacement Dwellings, of the Lisburn and Castlereagh City Council's Plan Strategy 2032, in that there is no building on site to be replaced which exhibits the essential characteristics of a dwelling and as a minimum all external structural walls are substantially intact.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		

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Item Number 2			
Application Reference	LA05/2022/0838/O	Date Valid	12.09.2022
Description of Proposal	Proposed 1.5 storey dwelling for residential purposes with car parking, landscaping and associated site works	Location	Land northeast of 292 Comber Road, Dundonald, Belfast
Group Recommendation	Refusal	Case Officer	Cara Breen
Reasons for Recommendation			
- 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 which respects the existing site context and characteristics. - The proposal is contrary to Criterion (b) of Policy HOU3 of the Lisburn and Castlereagh City Council Plan Strategy, in that it has not been satisfactorily demonstrated that the landscape feature (TPO tree) would be protected and suitably integrated into the overall design and layout of the development. - The proposal is contrary to Criterion (b) and Criterion (f) of Policy HOU4 of the Lisburn and Castlereagh City Council Plan Strategy, in that private open space does not form an integral part of the proposal's open space and it has not been demonstrated that the dwelling would be energy and resource efficient or would include integrated renewable energy technologies. - 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 criteria b) of Policy HOU8 of the Lisburn and Castlereagh City Council Plan Strategy, in that the pattern of development is not in keeping with the local character, environmental quality and existing residential amenity of the established residential area. - The proposal is contrary to Policy NH2 of the Lisburn and Castlereagh City Council Plan Strategy, in that it has not been demonstrated that the development proposal is not likely to harm a species protected by law. - The proposal is contrary to Policy NH5 of the Lisburn and Castlereagh City Council Plan Strategy, in that it has not been demonstrated that the development proposal is not likely to result in the unacceptable adverse impact on, or damage to habitats, species or features of natural heritage importance.			

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Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
22	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Density incongruous with area.	The recommended density for such an area (town and greater urban areas) is 25-35 dwellings per hectare. The application pertains to a single dwelling only. Taking the size of the application site into account, there are no concerns in respect to density.		
Owner does not have access to the site from Comber Road.	Land ownership and rights of access are a legal matter and are outside the remit of Planning. Planning permission does not confer title.		
Impact on trees protected under TPO.	It is acknowledged that it has not been satisfactorily demonstrated that the development proposal and the associated construction work would have no detrimental impact on the TPO tree which is located within the application site.		
Overlooking.	Taking the proposed ground levels of the application site, FFL of the proposed dwelling, the position of proposed windows and the proposed boundary treatments into account in the context of neighbouring dwellings, there are no unacceptable adverse concerns in relation to potential overlooking/loss of privacy of any neighbouring dwelling to an unreasonable degree.		
Impact of heavy machinery on shared access.	This is a matter which is outside the remit of Planning.		
Concern regarding space for parking of heavy machinery.	There are concerns which have not been addressed in relation to the Root Protection Area of the existing TPO Tree during construction.		
Impact on day-to-day life of residents during the build.	Construction would be for a temporary period only. LCCC Environmental Health were consulted offering no objection to the application. Construction work should be undertaken in accordance with BS5228: 2009 Code of practice for noise and vibration control on construction and open sites.		
Potential danger to individuals from heavy machinery.	Site safety is a matter for the developer in line with other statutory legislation and associated practices.		
Impact on traffic and access to Comber Road.	DfI Roads were consulted as part of the processing of the application. DfI Roads offer no objection to the proposed scheme.		
Impact on boundary treatments.	Any impact on boundary treatments is a legal matter between the relevant parties, and it is outside the remit of Planning. Any approval would not dispense with the necessity of obtaining the		

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	permission of the owners of adjacent dwellings for the removal of or building on the party wall or boundary whether or not defined.
LA05/2017/0825/F not carried out in accordance with approved plans.	If people believe LA05/2017/0825/F has not been carried out in accordance with the stamped approved plans this is a matter which should be referred to the Planning Enforcement section.
No ecological information provided.	It is acknowledged that the application was not accompanied by any ecological information.
DAERA Natural Environment Division not consulted.	DAERA Natural Environment Division were not consulted as part of the processing of the application as no ecological information was submitted.
Potential subsidence into Millars Forge.	The developer would be required to adhere to any relevant codes of practice and standards.
Damage to tarmac if street lighting required.	Any damage to tarmac from the installation of lighting is a legal matter between the relevant parties.
No information on distance from boundary No. 28 and No. 30 Millars Forge.	The submitted plans are scaled and therefore the distance to the boundary of No. 28 and No. 30 Millars Forge can be calculated.
Concern regarding size of site.	The private amenity space would only equate to circa 52 square metres, which does not respect the existing context in the immediate vicinity.
Concern regarding accuracy of plans in relation to TPO.	It is acknowledged that it has not been satisfactorily demonstrated that the development proposal would not have a detrimental impact on the TPO tree.
Impact of noise from construction.	Construction would be for a temporary period only. LCCC Environmental Health were consulted offering no objection to the application. Construction work should be undertaken in accordance with BS5228: 2009 Code of practice for noise and vibration control on construction and open sites.
Concern regarding no provision of turning circle.	DfI Roads offer no objection to the application.
Result in loss of freedom for children.	This is not a material Planning consideration of determining weight in the assessment of the application.

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Item Number 3			
Application Reference	LA05/2025/0432/F	Date Valid	13.06.2025
Description of Proposal	Proposed rear single storey extension with dormer and proposed gable to front elevation with new entrance steps and velux roof light	Location	8 Gloucester Court, Royal Hillsborough
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
2	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Overlooking and loss of privacy – windows looking directly into house and garden.	The proposed ground floor windows are located 5.7m from the shared boundary with No.20. The application site is situated approximately 2m lower than No.20 and the existing 1.25m retaining wall with 1.8/2m fence on top along the shared boundary provides adequate screening. The proposed first floor windows are located at least 11.5m from the shared boundary and two of the windows are to be fitted with obscure glass. As such it is considered that there will be no unacceptable overlooking or loss of privacy in relation to the windows or garden of No.20.		

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Item Number 4			
Application Reference	LA05/2024/0906/F	Date Valid	12.12.2024
Description of Proposal	Single storey rear/side extension.	Location	9 Berkeley Hall Mews East, Lisburn
Group Recommendation	Approval	Case Officer	Jade Gillespie
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		
Details omitted from plans.	It is not a legislative requirement that measurements are annotated on plans. The proposed side rear extension will reside a minimum of 0.06 metres and a maximum of 1.12 metres from the boundary shared with No.11. The difference in boundary set off is due to the angled nature of the boundary. No.11 retains an angled position within its plot which creates a minimum separation distance of 3.00 metres and a maximum separation distance of 7.50 metres between the proposed side rear extension and the flank building line of No.11. The proposed side rear extension will have an eaves and maximum height of 3.00 metres. The direction of roof water runoff is a matter addressed through working drawings submitted to Building Control. Access for the proposed build is not a planning consideration. The plans do not indicate that there will be any work to the existing boundary. A schedule of maintenance for the boundary and the extension is not a matter for planning to consider.		
Concern that the proposal will encroach onto neighbouring property.	The plans do not indicate that the proposed extension will encroach onto any neighbouring property. Any existing encroachment, from existing structures is a matter for the Council's planning enforcement team and should be reported.		

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	During the processing of the application an annotation was added to the plans to disclose that there will be no roof or gutter overhanging on the side element of the proposed extension to ensure there is no encroachment.
Due to the extension's proximity to the boundary, it is unclear how the proposed render finish would be achieved.	The logistics of how the extension is finished is a matter for the construction company responsible for rendering the extension. The proposal has been approved with a render finish and it is expected that these will be the finished materials.
The proposal should be designed with permitted development rights in mind.	This application is not a certificate of lawfulness and therefore permitted development rights are not applicable. The proposal has been assessed under the Council relevant policy.
The proposal is considered as overdevelopment and would have an unreasonably, overbearing and intrusive effect on neighbouring property.	The proposed side rear extension will reside a minimum of 0.06 metres and a maximum of 1.12 metres from the boundary shared with No.11. The difference in boundary set off is due to the angled nature of the boundary. No.11 retains an angled position within its plot which creates a minimum separation distance of 3.00 metres and a maximum separation distance of 7.50 metres between the proposed side rear extension and the flank building line of No.11. A site visit also confirmed that No.11 has an existing single storey shed/ structure residing between the shared boundary and its side elevation. Given the separation distance, the existing structure at No.11, the existing boundary fence and the extension's appropriate scaling and design, the side element of the proposal is not considered to have a detrimental impact on the amenity of No.11 in regard to causing loss of light or appearing overbearing. There are no windows proposed to the flank elevation of the extension which would result in loss of privacy. Due to the orientation of No.11 within its plot and the separation distance to be retained, the rear element of the proposed extension would not break the 60-degree sightline from No.11's closest neighbouring window. This element of the extension will therefore have an acceptable impact on the amenity of No.11 in regard to causing loss of light or appearing overbearing. The new ground floor side window to the WC will not be viewable to No.7 as it is proposed to the side elevation facing No.11. This window will be a ground floor window and will be obscured. As such, it will have no impact on the amenity of No.11.
The proposal leaves no space for	The proposed extension has been assessed against the relevant policies and as such, it has been determined that it has been

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maintenance, and is out of keeping with the surrounding pattern of development.	appropriately scaled to sit comfortably within the curtilage of the application site and does not appear cramped. The side element of the proposed extension is well set back from the front elevation of the new dwelling. The existing gate and pillar in front of the extension are considered to provide a degree of screening. Given the position of the side element of the extension and its appropriate scaling, it is not considered to have a detrimental impact on the character of the surrounding area. The rear element of the proposed extension will not be viewable to the street scene.
The extension should be set back from the boundary.	The proposed side rear extension will reside a minimum of 0.06 metres and a maximum of 1.12 metres from the boundary shared with No.11. The difference in boundary set off is due to the angled nature of the boundary. No.11 retains an angled position within its plot which creates a minimum separation distance of 3.00 metres and a maximum separation distance of 7.50 metres between the proposed side rear extension and the flank building line of No.11.
The extension should be used in accordance with the covenant of the development.	The plans indicate that the extension will be used for purposes ancillary to the main dwellinghouse. In the event of an approval, the use of the extension will be conditioned to remain ancillary to the main dwelling.

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Item Number 5			
Application Reference	LA05/2024/0476/F	Date Valid	14.06.2024
Description of Proposal	Demolition of existing vacant dwelling and construction of new 1.5 storey dwelling at front of site with single storey flat part at rear. Front 1.5 storey section finished with facing brick to match other nearby dwellings and flat roof section to rear finished with smooth render painted white. Domestic use only	Location	12 Green Lane Tullynacross Lisburn
Group Recommendation	Approval	Case Officer	Helen McGuinness
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		
Loss of light.	Officers advise that points raised relevant to the assessment of the application have been considered. Officers conclude that due to the scale, sitting and design of the proposal, the development will not have an unacceptable impact on neighbouring amenity and is therefore considered acceptable.		
Damage to neighbouring outbuilding.	Details as submitted indicate no requirement for work to be carried out to any adjoining building outside of the application site. Any potential damage caused during construction is considered a civil matter.		
Soakaway location when overflowing, could cause issue.	Given the size of the application site, a drainage assessment is not required under Policy FLD3. A consultation with DFI Rivers was raised and concluded the following; <i>A Drainage Assessment is not required but the developer should still be advised to carry out their own assessment of flood risk and construct in</i>		

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	<i>the appropriate manner that minimises flood risk to the proposed development and elsewhere. This will involve acquisition, from the relevant authority, consent to discharge storm water run-off from the site.</i> The onus is on the applicant to ensure adequate mitigation measures are implemented on site.
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Item Number 6			
Application Reference	LA05/2023/0461/F	Date Valid	01.06.2023
Description of Proposal	Renewal of Planning Permission LA05/2017/1014/F for proposed erection of 2No. infill dwellings and garages (Change of House Types - S/2010/1028/F)	Location	188 Hillhall Road, Lisburn
Group Recommendation	Refusal	Case Officer	Catherine Gray
Reasons for Recommendation			
- 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 COU8 of the Lisburn and Castlereagh City Council Plan Strategy, in that the application site is not a small gap within an otherwise and substantially continuously built-up frontage and would add to a ribbon of development along Hillhall Road. - The proposal is contrary to Policy COU16 criteria d) of the Lisburn and Castlereagh City Council Plan Strategy, in that the proposal would mar the distinction between a settlement and the surrounding countryside and result in urban sprawl.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Road safety and traffic issue in relation to the Hillhall Road	DfI Roads have been consulted on the proposal and have raised no objections. It is considered that the proposal would not prejudice road safety or significantly inconvenience the flow of vehicles.		
Loss of light/overshadowing/loss of privacy.	The separation distances and the design of the proposal ensures that there would be no unacceptable loss of light or overlooking into any neighbouring property.		
Noise and disturbance from development and traffic.	Environmental Health have been consulted on the proposal and have raised no concerns with regards to noise.		

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Impact on rural area and existing visual amenity.	The design of the proposed dwellings is considered to be acceptable however the proposal would mar the distinction between the Settlement Development Limit of Hillhall and the surrounding countryside and result in urban sprawl.
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Item Number 7			
Application Reference	LA05/2022/0354/F	Date Valid	04.04.2022
Description of Proposal	Demolition of existing buildings and erection of 4 dwellings	Location	Former footwear wholesalers and builders yard land at 23B Lambeg Road, Lambeg
Group Recommendation	Refusal	Case Officer	Louise O'Reilly
Reasons for Recommendation			
- The proposal is contrary to Policy HOU3 criteria of a) of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that the proposal fails to respect the surrounding context and is inappropriate to the character of the site in terms of layout, scale, massing and appearance of the dwellings resulting in overdevelopment of the site. - The proposal is contrary to Policy HOU4 criteria a) of the Lisburn and Castlereagh City Council Plan Strategy 2032, as the design does not draw upon the best local architectural form material and detailing. - The proposal is contrary to Policy HOU4 criteria i) of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that the layout would create conflict with adjacent land uses and would result in unacceptable adverse effect on existing properties in terms of noise and other disturbance. - The proposal is contrary to Policy HOU8 criteria b) of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that, if permitted the development would be out of keeping with the local character, environmental quality and existing residential amenity of the established residential area. - The proposal is contrary to Policy TRA1 of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that it has not been demonstrated that an accessible and safe shared environment for vehicular traffic and pedestrians can be achieved. - The proposal is contrary to Policy TRA2 of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that it would, if permitted, prejudice road safety and significantly inconvenience the flow of vehicles. - The proposal is contrary to Policy TRA7 of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that it has not been demonstrated that adequate provision for car parking and appropriate servicing arrangements can be provided so as not to prejudice road safety or significantly inconvenience the flow of vehicles. - The proposal is contrary to policy TRA8 and criteria g) of Policy HOU4 of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that it has not been demonstrated that safe and convenient access for walking and cycling infrastructure can be provided, or the needs of mobility impaired persons can be met.			

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- The proposal is contrary to strategic policy 19 – Protecting and Enhancing Natural Heritage of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that it has not been demonstrated that the proposed development would not adversely impact the water environment due to the presence of pollutant linkages identified in the Preliminary Risk Assessment (PRA) and in the absence of a Generic Quantitative Risk Assessment (GQRA), no remediation strategy has been identified to address the risk.
- The proposal is contrary to Policy NH2 of the Lisburn and Castlereagh City Council Plan Strategy, in that it has not been demonstrated that the development proposal is not likely to harm a species protected by law.
- The proposal is contrary to Policy NH5 of the Lisburn and Castlereagh City Council Plan Strategy, in that it has not been demonstrated that the development proposal is not likely to result in the unacceptable adverse impact on, or damage to habitats, species or features of natural heritage importance.
- The proposal is contrary to Policies RE2 and HOU4 criteria f) of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that the applicant has failed to provide any form of renewable energy generating facilities or technologies.

Representations

Objection Letters	Support Letters	Objection Petitions	Support Petitions
9	N/A	N/A	N/A

Consideration of Objections

Issue	Consideration of Issue
Intensification of a substandard access onto a busy road.	DFI Roads were consulted and have recommended refusal.
23B has not been in use for over 15 years.	No supporting evidence has been submitted by the objector to support this claim or by the applicant to counter it.
Planning permission S/1990/0937 was not enacted.	No supporting evidence has been submitted by the objector to support this claim or by the applicant to counter it.
Concern regarding the TRICCS analysis and the previous use, objector refutes claims that the previous use attracted a considerable flow	DFI Roads have in their responses raised concerns regarding the TRICCS analysis and the land use. No alternative information or requested amendments have been received from the applicant to address DFI Roads concerns and therefore DFI Roads have recommended refusal.

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of traffic in and out of the site particularly during daytime hours.	
Objector in ownership of the access and lands which form part of the application site and is where the objector parks their cars.	Applicant amended the P2 ownership certificate of the application form and served notice via a P2 form. The legislative requirement as set out in Section 42 (c) of the Planning Act (NI) 2011 has been met.
Concern regarding increased number of dwellings down laneway and impact to access to dwelling via rear entranceway (15 Lambeg Road).	The proposal would not impact on the accessibility or access arrangements to the rear of 15 Lambeg Road.
Concern regarding disruption during construction from vehicles and foundation work to objectors' property.	Disruption from construction work and vehicles is temporary. The developer would be required to undertake works in accordance with the British Standard - BS5228: 2009 Code of practice for noise and vibration control on construction and open sites.
Overdevelopment of the site to provide six dwellings and impact on the character of the area.	The proposed development is for four dwellings. The proposal is still considered to be overdevelopment and would adversely impact on the character of the area.
Adverse impact of the proposed bin collection area on the existing mature hedge.	The existing mature hedge is to be retained as noted on the proposed site layout plan.
Access to maintain shed at 11 Lambeg Road objector suggests a fence set back to allow access and demarcate the boundary.	The erection of a fence if required along this section of boundary could be secured by condition.

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Item Number 8			
Application Reference	LA05/2023/0973/F	Date Valid	11.12.2023
Description of Proposal	Erection of domestic wind turbine - 15m hub height and 17.5m rotor tip height - together with all associated development	Location	58 Lisnabreeny Road East, Belfast
Group Recommendation	Refusal	Case Officer	Cara Breen
Reasons for Recommendation			
- 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 Criterion (f) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy, in that it has not been demonstrated that the proposal would not have an adverse impact on residential amenity. - The proposal is contrary to Policy NH2 of the Lisburn and Castlereagh City Council Plan Strategy, in that it has not been demonstrated that the development proposal is not likely to harm a species protected by law. - The proposal is contrary to Policy NH5 of the Lisburn and Castlereagh City Council Plan Strategy, in that it has not been demonstrated that the development does not result in the unacceptable adverse impact on, or damage to habitats, species or features of natural heritage importance. - The proposal is contrary to Criterion (a) and (c) of Policy RE1 of the Lisburn and Castlereagh City Council Plan Strategy, in that it has not been demonstrated that the proposal will not result in an unacceptable adverse impact on human health, residential amenity, biodiversity or the natural environment.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		

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Item Number 9			
Application Reference	LA05/2023/0368/O	Date Valid	28.04.2023
Description of Proposal	Dwelling and garage	Location	Clogher Road, adjacent to and immediately northwest of 115a Saintfield Road, Lisburn
Group Recommendation	Refusal	Case Officer	Louise O'Reilly
Reasons for Recommendation			
- The proposal is contrary to policy COU8 of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that, there is no small gap sufficient to accommodate 2 dwellings within an otherwise substantial and continuously built-up frontage and if permitted would add to ribbon development along the Clogher Road. - The proposal is contrary to Policy COU16 c) and e) of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that, the proposal if permitted would not respect the traditional pattern of settlement exhibited in the area resulting in adverse impact on the rural character of the area. - The proposal is contrary to Policy NH2 of the Lisburn and Castlereagh City Council Plan Strategy, in that it has not been demonstrated that the development proposal is not likely to harm a species protected by law. - The proposal is contrary to Policy NH5 of the Lisburn and Castlereagh City Council Plan Strategy, in that it has not been demonstrated that the development does not result in the unacceptable adverse impact on, or damage to habitats, species or features of natural heritage importance.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
2	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
The application site is not located within a small gap within an otherwise substantial continuously built-up frontage which if permitted would	There is considered no small gap sufficient to accommodate 2 dwellings within an otherwise substantial and continuously built-up frontage		

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add to a ribbon of development along Clogher Road.	
The proposal is also contrary to (SPPS) and Policy CTY14 and would if permitted result in a suburban style build-up of development when viewed with existing buildings and would not respect the traditional pattern of settlement exhibited in the area and would again add to a ribbon of development along Clogher Road.	Policy CTY14 is not the correct operational policy since adoption of the LCCC Plan Strategy. The application has been considered against the operational policies of the LCCC Plan Strategy. The proposal would not respect the traditional pattern of settlement exhibited in the area resulting in adverse impact on the rural character of the area.
The agents claim of no previous application on the site is incorrect, LA05/2022/0331/O was refused.	The authority checks the planning history of each site and are aware of the application site's history.
The conditions pertaining to LA05/2022/0331/O are the same and therefore refusal of the current application should ensue.	The Lisburn and Castlereagh City Council Plan Strategy 2032 was adopted in September 2023 and is the prevailing planning policy under which this application has been assessed.
Attention brought to the previous refusal	The authority checks the planning history of each site and are aware of the application site's history.
Concerns regarding road safety on to Clogher Road including access, sight lines and width of road.	DFI Roads have been consulted and offer no objections.
Objector claims to have spoken to	Only formal objections submitted to the Authority can be considered in the decision-making process.

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other residents who also object to creating a ribbon development.	
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Item Number 10			
Application Reference	LA05/2023/0264/O	Date Valid	299.03.2023
Description of Proposal	Proposed Site for the Erection of a Detached Dwelling & Garage (Infill Development) with associated site works	Location	Lands between 38 and 40 Scroggy Road, Glenavy, Crumlin
Group Recommendation	Refusal	Case Officer	Joseph Billham
Reasons for Recommendation			
- 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. - The proposal is contrary to Policy COU8 of the Lisburn and Castlereagh City Council Plan Strategy, in that there is no small gap sufficient to accommodate 2 dwellings within an otherwise substantial and built up frontage, the proposal does not respect the existing pattern of development in terms of plot size and width and if permitted would create a ribbon of development along the private lane on Scroggy Road. - The proposal is contrary to Criteria (g) of Policy COU15 of the Lisburn and Castlereagh City Council Plan Strategy, in that the proposed ancillary works including the new access laneway does not integrate with its surroundings. - The proposal is contrary to Criteria (c) and (e) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy, in that the proposed development would, if permitted, not respect the traditional pattern of settlement exhibited in that area and it would have an adverse impact on the rural character of the area. - The proposal is contrary to Criterion (h) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy, in that the ancillary works, including the formation of a new access laneway, would result in an adverse impact on the rural character of the area. - The proposal is contrary to Policy NH2 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been demonstrated if the proposal is likely to harm a European Protected Species. - The proposal is contrary to Policy NH5 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been demonstrated if the proposal is likely to result in an unacceptable adverse impact on, or damage to habitats, species or features of Natural Heritage Importance.			

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Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
2	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Ownership issues and permission to use land for access laneway.	The appellant has completed certificate A) to certify they are in full possession of the land. Land ownership is a civil matter.		
Location of primary school is misrepresented on the map and access not shown.	The primary school lies outside of the red line of the application site. DFi Roads have been consulted on the location and safety of the proposed new access and raised no concerns.		
Plans are not annotated correctly.	The plans provided are considered to be fully accurate.		
Concerns expressed over the use of access by emergency services and construction traffic blocking right of way.	Access and use of the laneway for emergency services and construction vehicles is outside the remit of planning control.		
Liable for upkeep of the laneway and will it be returned to current state after construction.	The upkeep of the laneway is outside the control of planning and in the event of approval the laneway shall have a time limit to be implemented and retained.		
Public pictures of existing dwelling taken and reproduced without the knowledge of the owner.	The images present on the portal have been reviewed and are considered to comply the guidance within LCCC Planning Publication Policy regarding personal or sensitive information and Special Category Information as per General Data Protection Regulations.		

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

Week Ending 14th November 2025

Item Number 11			
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	Refusal	Case Officer	Joseph Billham
Reasons for Recommendation			
- The proposal is contrary to criteria (a) of Policy HOU7 of the Lisburn and Castlereagh City Council Plan Strategy in that the scale, massing and design of the proposal are not sympathetic with the built form and appearance of the existing property and would detract from the appearance and character of the surrounding area. - The proposal is contrary to criteria (b) of Policy HOU7 of the Lisburn and Castlereagh City Council Plan Strategy in that the proposal would unduly affect the amenity of neighbouring residents through dominance, overshadowing and loss of light.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
2	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Proposal will result in a dominant and overbearing structure.	The proposal has a separation distance of 0.3m to the shared boundary with No 44. Taking into consideration the position and height of the of the proposal at 5.7m should have an adverse impact on the outlook of No 44 and shall have an adverse impact on dominance as a result.		
The view is expressed the proposal will result loss of natural light and over shadowing and dominance.	The submitted plans indicate the proposal fails to meet the 45-degree angle test within the supplementary guidance. Taking in account the angles test not being met and the 0.3m separation distance to the shared boundary and 4m to the private amenity space of the neighbour it is considered the proposal shall have an unduly impact on loss of light /overshadowing towards No 44 particularly in the morning time.		

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

Week Ending 14th November 2025

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 height of the proposal is 5.7m that is not subordinate in scale and size with the existing property and surrounding area. While the site is within an urban context two storey garage extensions are not prevalent in the area. A two-storey garage extension of this size and scale would be considered inappropriate and incompatible with the built form and local character.
Contrary to PPS 7: Quality Residential Environments and in Addendum to Planning Policy Statement 7: Residential Extensions and Alterations.	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 be contrary to Policy HOU7 of the Plan Strategy.
Maintain and access to guttering.	Maintenance of guttering between dwellings is a civil matter and not within the remit of planning.

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

Week Ending 14th November 2025

Item Number 12			
Application Reference	LA05/2023/0523/F	Date Valid	29.06.2023
Description of Proposal	Proposed use of rear carpark for car boot sales	Location	57a Ballyskeagh Road, Ballyskeagh, Lisburn
Group Recommendation	Refusal	Case Officer	Callum Henderson
Reasons for Recommendation			
- 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. - The proposal is contrary to criteria c) and e) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy in that it would be an inappropriate use in the open countryside and have an adverse impact upon 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		