

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

Week Ending 16th May 2025

Item Number 1			
Application Reference	LA05/2023/0667/F	Date Valid	15.08.2023
Description of Proposal	Proposed provision of 2 private car parking spaces and vehicular access to rear of dwelling.	Location	19a Ballynahinch Street, Hillsborough
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
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
The approval of this plan would result in the loss of two public car parking spaces in the main car park.	<p>During the lifetime of the application, it is noted that relevant departments were consulted and have since provided feedback. Any concerns regarding land ownership in relation to the loss of 2no. parking spaces do not fall within the remit of planning and are considered a civil matter.</p> <p>In addition, DFI Roads were consulted as part of the application and have not raised any objections. The application has been assessed under the relevant Local Development Plan policies including TRA2, which considers road safety and the flow of traffic.</p>		
The new access gate is wider than necessary to allow one car to pass and it would create a new right of way.	Officers advise that the proposal relates to the partial demolition of the boundary wall and replacement with gated access. Any potential proposed development would require a new application to be fully assessed under the current Council policies.		
There would appear to be sufficient parking space in front of the dwelling for the owners and their family.	Officers advise that the application relates to the provision of new access to provide additional parking within the boundary of the application site. All relevant polices have been considered in the assessment of this application.		

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<p>Proposed plans and any future development lie well within the locally designated Central Conservation Area</p>	<p>Officers advise that all relevant polices have been considered in the assessment of this application. The application proposal has been considered in compliant with applicable Historic Environment and Archaeology polices as set out in the Local Development Plan.</p>
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Item Number 2			
Application Reference	LA05/2025/0162/F	Date Valid	07.03.2025
Description of Proposal	Single storey extension to rear and side of dwelling	Location	33 Titterington Gardens, Lisburn
Group Recommendation	Approval	Case Officer	Michael Creighton
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
4	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Parking.	Parking will not be affected by the proposed development as the extension is to be enclosed within the applicant's rear garden and not in a location which will reduce the existing parking.		
Construction disruption and noise when extension is being built	Concern is expressed in relation to construction noise and general disruption during the construction phase of the development. This is not uncommon for a development site and these will be present until the development is completed. These impacts are considered to be normal in relation to the development of land. That said it does not remove the obligation of the developers and their contractors to be considerate neighbours and to not cause nuisance for the duration of the works. Any disruption during development can be reported to Environmental Health.		
Block View.	This is a material consideration however it is not given determining weight in this instance. The proposal has been assessed against the relevant policies and is deemed to be acceptable		

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Item Number 3			
Application Reference	LA05/2022/0921/F	Date Valid	07.10.2022
Description of Proposal	Proposed housing development, for 6 number two storey semi-detached houses, access road and associated car parking, drainage and site works, together with the demolition of no. 31 Bridge Road	Location	31 Bridge Road, Moira, Craigavon
Group Recommendation	Refusal	Case Officer	Sinead McCloskey
Reasons for Recommendation			
<ul style="list-style-type: none"> • The proposal is contrary to Policy HOU3 of the Lisburn and Castlereagh Plan Strategy in that it would, if permitted, not create a quality and sustainable residential environment which respects the existing site context and characteristics. • The proposal is contrary to criteria b) of Policy HOU4 of the Lisburn and Castlereagh Plan Strategy in that there is an unacceptable level of hard landscaped surfaces and there is no appropriate buffer planting shown along the boundary of the site with the settlement limit. • The proposal is contrary to criteria i) of Policy HOU4 of the Lisburn and Castlereagh Plan Strategy in that the design and layout of the proposal would result in unacceptable adverse effects on proposed properties in terms of overlooking and noise disturbance. • The proposal is contrary to criteria d) of Policy HOU4 of the Lisburn and Castlereagh Plan Strategy in that it would, if permitted, result in overdevelopment of the site, resulting in a loss of residential amenity. • The proposal is contrary to criteria g) and h) of Policy HOU4 of the Lisburn and Castlereagh Plan Strategy in that it has not been demonstrated that the proposed layout can provide a safe and convenient access through the provision of walking and cycling infrastructure or that it meets the needs of mobility impaired persons or that adequate and appropriate provision can be made for car and bicycle parking. • The proposal is contrary to Policy HOU10 of the Lisburn and Castlereagh Plan Strategy in that it has not been demonstrated that the affordable housing 			

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provision can be met and secured and agreed through a Section 76 Planning Agreement.

- 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 European protected species or any other statutorily protected species that may be within or adjacent to this site.
- 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 known habitats, species or features of natural heritage importance that may be within or adjacent to this site.
- The proposal is contrary to Policy TRA1 of the Lisburn and Castlereagh Plan Strategy in that it has not been demonstrated that the development proposals would create an accessible environment through the provision of footways and pedestrian crossing points.
- The proposal is contrary to Policy TRA2 of the Lisburn and Castlereagh Plan Strategy in that it has not been demonstrated that the creation of a new access to the development proposals will not prejudice road safety or significantly inconvenience the flow of traffic.
- The proposal is contrary to the provisions of Policy TRA7 of the Lisburn and Castlereagh Plan Strategy in that it has not been demonstrated that there is adequate provision for car parking and that appropriate servicing arrangements has been provided so as not to prejudice road safety or inconvenience the flow of traffic.

Representations

Objection Letters	Support Letters	Objection Petitions	Support Petitions
3	N/A	N/A	N/A

Consideration of Objections

Issue	Consideration of Issue
No neighbour notification received from either the applicant or the planning office - I live less than 30 feet away.	At the time the author submitted this objection (3 rd January 2023) neighbour notification letters had not been issued. A neighbour notification letter was sent to No. 17 Laganview Terrace, Moria on the 6 th February 2023.
The plans for 6 houses will be	The dwellings have been assessed in terms of separation distances to boundaries, overlooking, overshadowing and overdominance and it is

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<p>extremely close to ours restricting our light.</p>	<p>concluded that the distances between the proposed dwelling and any neighbouring properties is acceptable and in line with Departmental guidance. The closest dwelling to the site is No. 20 Laganview Terrace and this property is seen to be 10m at the closest point away from the proposed dwelling on site 1 and having a gable-to-gable relationship with this dwelling. The dwelling on site 4 is approximately 30m away from the nearest dwelling, with all remaining dwellings located in excess of 30m from the other dwellings in Laganview Terrace. As such I am satisfied that there will be no overshadowing concerns created by any of the dwellings towards any neighbouring properties. Notwithstanding this the application is recommended for refusal for the reasons outlined in the above report.</p>
<p>Increase danger with another opening on to the road.</p>	<p>If the service road opens from 31 Bridge Road onto Bridge Road this will cause more of a danger as vehicles emerge ... there had been an accident outside of 31 bridge Road. I am aware there is a 30mph speed limit within this area but as a local resident I have not seen any vehicle obeying this speed limit. If planning for 6 is approved, it will cause danger to those emerging onto Bridge Road. The property is located on a dangerous road, there are still limitations to the proposed site entrance, and I have concerns about the lack of visibility and the danger this could present to my children or neighbours.</p> <p>Roads issues have not been resolved at this time. DFI Roads have been consulted twice, initially upon receipt and a second time with amended plans. In their final response they requested further information, which has not been submitted. As such the application fails to comply with policies TRA 1, TRA 2 and TRA7.</p>
<p>I would have no objection to one replacement property providing it did not look into other properties.</p>	<p>The Planning Authority can only assess any application as submitted. This application is for 6 dwellings and was assessed as such.</p>
<p>The email address provided on the notification letter where we can look up the plans does not work and neither does the email that we can put forward our objections.</p>	<p>The plans are published on the public portal and are available to view. Correspondence was sent to the objector informing them that objections can be submitted at any time via the online portal, by letter or by email. The objector submitted his objections via the planning inbox.</p>
<p>I would raise an objection if an opening from this site was to open onto the service road running along</p>	<p>The plans do not indicate an access from the site onto the area to the rear the properties in Laganview Terrace. The only access shown into the site is from the Bridge Road to the front of the site.</p>

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the rear of our property.	
I also raise an objection to 6 two storey houses blocking our view in a rural area and them looking into the rear of our house.	Whilst the right to a view is a material consideration, it is not given determining weight in this instance. The proposed houses are sufficiently separated and appropriately orientated so as not to cause overlooking towards the adjacent properties. Notwithstanding this the application is recommended for refusal for the reasons outlined in the above report.
The positioning of the houses is extremely intrusive.	<p>any privacy that I enjoy in my back garden will be ruined as the proposed buildings would have a clear view into my garden - I have young children that play in the garden a lot and I do not find this building proposition acceptable.</p> <p>The dwellings have been assessed in terms of separation distances to boundaries, overlooking, overshadowing and overdominance and it is concluded that the distances between the proposed dwelling and any neighbouring properties is acceptable and in line with planning guidance. The closest proposed dwelling on site 1 is seen to have a gable-to-gable relationship with the nearest dwelling at No. 20 Laganview Terrace, with a minimum separation distance of 10m which is deemed acceptable. The other dwellings that are closest to the northern boundary of the site are in excess of 30m from the closest adjacent properties in Laganview Terrace. Notwithstanding this, the application is recommended for refusal for the reasons outlined in the above report.</p>
An estimated 10 trees will be cut down.	<p>This will reduce the rural and scenic living space that the neighbourhood currently enjoys while also killing the wildlife.</p> <p>A Preliminary Ecological Assessment was submitted in support of this application. NED was consulted and in their last response they requested further information. No information in this regard has been submitted. As such the proposal is contrary to Policies NH2 and NH5 of the Plan Strategy.</p>

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Item Number 4			
Application Reference	LA05/2025/0060/F	Date Valid	23.01.2025
Description of Proposal	Retrospective garden room and boundary fences/walls	Location	107 Antrim Road, 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		
The existing garden room and all related construction work including numerous concentric fences is imposing considerable construction weight of the substructure of the garden beneath which consists of infill deposited on several occasions over the last 40 years.	<p>There is concern that the weight of the outbuilding and other structures would result in substructure slippage which could impact a neighbouring garden wall which is not a retaining wall. Proper engineering assessment should be made to ensure the existing garden infill is robust to sustain the weight of the new development on the site.</p> <p>The boundary fences/walls along the southern boundary of the application site vary in height. The horizontal composite timber fencing measures 1.80 metres in height, the rendered wall with horizontal composite timber fencing above measures 1.80 metres in minimum height and 2.80 metres in maximum height and the vertical timber composite fencing measures 1.80 metres in height. The plans indicate that No.2 sits on a higher ground level than the application site by approximately 0.91 metres. This was confirmed at the time of the site visit. From the back garden of the host property, the top section of the ground floor windows on No.2's northern elevation could be seen. With consideration of the existing site circumstances and the levels identified on the plans, the highest section of the boundary fence/wall would only measure approximately 1.89 metres from No.2's ground level.</p> <p>The structural integrity of the application site's garden is a matter for building control and has not been assessed within this planning application. It is advised that in the event of planning approval, the applicant should then seek building control consent for the retrospective work.</p>		

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Item Number 5			
Application Reference	LA05/2022/0322/O	Date Valid	24.03.2022
Description of Proposal	Construction of a dwelling and relocation of the access to no 7 Lisnabilla Road	Location	Immediately to the east of 7 Lisnabilla Road Moira
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 COU8 of the Lisburn and Castlereagh City Council Plan Strategy in that there is no small gap sufficient to accommodate two dwellings within an otherwise substantial and continuously built up frontage whilst respecting the existing pattern of development and being appropriate to the existing plot width and plot size, and that if approved, it would create a ribbon of development along Lisnabilla Road. The proposal is contrary to the criteria (g) of Policy COU15 of the Lisburn and Castlereagh City Council Plan Strategy, in that the proposed ancillary works would, if permitted, not integrate with their surroundings. The proposal is contrary to criteria (c) and (h) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy, in that proposed development would not respect the settlement pattern seen in this area and the impact of the proposed ancillary works would, if permitted, have an adverse impact on the rural character of the area. 			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
4	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
The application is contrary to green belt rules as it is an addition instead of a	The green belt was replaced with countryside policies in Draft BMAP and the subsequent Plan Strategy. There are a range of policies within Section 3 – Development in the Countryside of this Plan which permit development in the Countryside where the appropriate criteria is met. Specifically, Policy COU8 refers to infill development, which allows		

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replacement dwelling.	the infilling of a site in exceptional circumstances. It is this policy context that was used in the assessment of this application.
The additional dwelling will increase the risk to road safety on a very dangerous bend with two houses sharing the same entrance.	DFI Roads were consulted 3 times with the application. In the final consultation response, they stated that they had no objections subject to conditions.
The size, shape and position of the house needs to be considered because it could affect the neighbouring houses.	As this is an outline application only an indicative site layout has been provided with the application. This plan shows the dwelling to be located centrally in the site. Based on this notional layout, it is thought that a dwelling located in this part of the site is sufficiently separated from adjacent dwellings so as not to cause any concerns in terms of residential amenity. No design details are provided with this application, with such matters assessed at any subsequent reserved matters stage.
The proposed dwelling is replacing a farmyard and would not be in keeping with the area.	Policy COU8 permits the infilling of a gap site where the appropriate criteria has been met. This application was assessed against this criteria and found to be contrary to the provisions set out therein. It was also found contrary to policies COU15 and COU16 of the Plan Strategy.
There is no housing need in this area.	Housing need is not a policy consideration of the Plan Strategy for single dwellings in the countryside.
There is no sewage system in the Lisnabilla area.	NIW and NIEA Water Management Unit were both consulted on the application and have no concerns in regard to the proposed sewage system as indicated in this application.
If the application is passed it will set a precedence for future developments in the green belt area.	Policy COU8 permits the infilling of a gap site in the countryside where the appropriate criteria has been met. This application was assessed against this criteria and found to be contrary to the provisions set out therein. It was also found contrary to policies COU15 and COU16 of the Plan Strategy.
The site lines are outside the existing house and farmyard this encroaches the green belt area.	No P2 challenge has been received in respect of this application. The sightlines extend to the required distance each side of the site as requested by DFI Roads, who have confirmed they have no objections. Typically sight lines for dwellings in the countryside will extend beyond the immediate curtilage of the site to ensure there is adequate visibility.
Number 4 Lisnabilla Road was refused planning permission for an additional dwelling on their	Each application is assessed on its own merits. This application is recommended for refusal for the reasons outlined in the above report. The application at No.4 Lisnabilla Road was refused as it was not deemed as an exceptional case to justify a relaxation of the stricter planning control exercised in this area, it would lead to an undesirable

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site using the same entrance.	change in the character of the area and it could not be satisfactorily integrated into the landscape.
The proposed property is situated on or very close to the septic tank system for 5 Lisnabilla Road.	The Environmental Health Department of the Council were consulted and raised no objections in principle to this development.
The new sight lines are still unsafe for the access and egress of the proposed dwelling – not much change from the original proposal. Sighting would not be sufficient.	The sightlines have been provided to the standards requested by DFI Roads. They were consulted on three separate occasions and responded with no further objections on the 12 th September 2023.
There is the proposed cemetery close to this site that will significantly increase the road traffic in this area.	As above, DFI have been consulted on the application several times and raised no concerns in regard to an increase in road traffic and have no objections to the proposal.

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Item Number 6			
Application Reference	LA05/2023/0361/F	Date Valid	27.04.2023
Description of Proposal	The proposal relates to the installation of a 18m high slim-line monopole, supporting 6 no. antennas, 2 no. equipment cabinets, 1 no. electric meter cabinet, and ancillary development thereto.	Location	Land at Warren Park, Lisburn
Group Recommendation	Refusal	Case Officer	Joseph Billham
Reasons for Recommendation			
<ul style="list-style-type: none"> The proposal is contrary to criteria (b) of Policy TRA1 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been demonstrated that the proposal would not maintain user friendly and convenient movement along pathways. The proposal is contrary to criteria (a) of Policy TRA2 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been demonstrated that the proposal would not prejudice road safety or significantly inconvenience the flow of vehicles. 			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		