

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

Week Ending 16th October 2026

Item Number 1			
Application Reference	LA05/2026/0426/F	Date Valid	19.05.2026
Description of Proposal	Demolition of attached garage & sunroom, proposed side and rear extension	Location	186 Ballylesson Road, Belfast BT8 8JU
Group Recommendation	Approval	Case Officer	Callum Henderson
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	0	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
The representation sought reassurances regarding the build process, specifically relating to the removal of hedges and trees along the shared boundary	A response was issued to the commenter noting that the existing mature hedgerows are to be retained to the rear of the dwelling and repaired and supplemented as necessary. The boundaries adjacent to the dwelling are to be trimmed back, with a new high close boarded fence to the southwestern boundary augmented with additional planting to aid with privacy. Proposed trees and planting are to be provided to the rear. The commentor found this response acceptable and sought no further clarification.		

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Item Number 2			
Application Reference	LA05/2024/0181/F	Date Valid	07.03.2024
Description of Proposal	Retention of Existing Agricultural Farm Buildings, Proposed Alteration and Upgrade of Existing Agricultural Access and Proposed New Agricultural Laneway (Additional information received)	Location	Lands Approximately 115 meters South East of No. 41 Ballynagarrick Road, Carryduff, Ballynagarrick, Co. Down, N. Ireland BT8 8LU
Group Recommendation	Refusal	Case Officer	Kevin Maguire
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 and would contribute to the aims of sustainable development. - The proposal is contrary to Policy COU12 (b) of the Lisburn and Castlereagh City Council Local Development Plan Strategy 2032 in that it has not been demonstrated that the proposal is necessary for the efficient use of the agricultural holding. - The proposal is contrary to Policy COU12 (d) of the Lisburn and Castlereagh City Council Local Development Plan Strategy 2032 in that the proposed new access would not visually integrate into the local landscape. - The proposal is contrary to Policy COU12 (e) of the Lisburn and Castlereagh City Council Local Development Plan Strategy 2032 in that it has not been adequately demonstrated that the development would not result in an adverse impact on the natural environment. - The proposal is contrary to Policy COU12 of the Lisburn and Castlereagh City Council Local Development Plan Strategy 2032 in that it has not been adequately demonstrated that there are no suitable existing buildings on the holding or enterprise that can be used. - The proposal is contrary to Policy COU15 (d) and (e) of the Lisburn and Castlereagh City Council Local Development Plan Strategy 2032 in that the proposed new access would rely primarily on the use of new landscaping for integration and if permitted would fail to integrate into the landscape.			

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- The proposal is contrary to Policy COU15 (g) of the Lisburn and Castlereagh City Council Local Development Plan Strategy 2032 in that the impact of ancillary works to accommodate the proposed new access would not integrate with their surroundings.
- The proposal is contrary to Policy COU16 (e) and (h) of the Lisburn and Castlereagh City Council Local Development Plan Strategy 2032 in that the impact of ancillary works required to accommodate the new proposed access would have an adverse impact on rural character.
- The proposal is contrary to Policy COU16 (i) of the Lisburn and Castlereagh City Council Local Development Plan Strategy 2032 in that it has not been demonstrated that the proposed new access to the public road can be achieved without prejudice to road safety or significantly inconveniencing the flow of traffic.
- The proposal is contrary to Policy TRA2 (a) of the Lisburn and Castlereagh City Council Local Development Plan Strategy 2032 in that it has not been demonstrated that the proposed new access to the public road will not prejudice to road safety or significantly inconveniencing the flow of vehicles.
- The proposal is contrary to Policy NH3 (a) of the Lisburn and Castlereagh City Council Local Development Plan Strategy 2032 in that it has not been satisfactorily demonstrated that the development will not likely have an adverse effect on the integrity, including the value of the site to the habitat network, or special interest of Belvoir ASSI.
- The proposal is contrary to Policy NH4 of the Lisburn and Castlereagh City Council Local Development Plan Strategy 2032 in that it has not been satisfactorily demonstrated that the development will not likely have a significant adverse impact on Purdy's Burn LWS/SLNCI and Knockbrecken Glen LWS/SLNCI.
- The proposal is contrary to Policy NH5 of the Lisburn and Castlereagh City Council Local Development Plan Strategy 2032 in that it has not been satisfactorily demonstrated that the development is not likely to result in the unacceptable adverse impact on, or damage to known priority habitats.

Representations

Objection Letters	Support Letters	Objection Petitions	Support Petitions
3	0	N/A	N/A

Consideration of Objections

Issue	Consideration of Issue
Concerns relating to noise of construction	Construction noise is likely to be a temporary effect of the development. LCCC Environmental Health have been consulted and noted these effects but have raised no objections in relation to this issue.

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Works commenced carried out are different to what has been submitted on plans	This point is noted and will be investigated by the Council outwith of this application process.
Impact of unauthorised works on trees and wildlife	General information has been received in relation to these points however without specific locations provided it is difficult to what part of the site this refers to and allow a more detailed investigation to take place. It is noted that no protected tree (Tree Preservation Order) is located within or close to the site. The applicants should satisfy themselves that they have met the provisions of the Wildlife Order.
Further groundworks associated with land adjacent to the site	This point is noted and will be investigated further by the Council outwith to this application process.
Impact of the development on nearby heritage site	It is noted that these works have been undertaken outside of the application site and therefore it is recommended that the Historic Environment Division would be best placed to investigate this matter further.

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Item Number 3			
Application Reference	LA05/2026/0391/F	Date Valid	07.05.2026
Description of Proposal	Proposed new vehicular access to the existing dwelling	Location	Willow Cottage, 4 Lurgan Road, Aghalee, Craigavon, BT67 0DD
Group Recommendation	Approval	Case Officer	Michael Vladeanu
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
2	0	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Potential future residential development facilitated by the new access	The proposal relates solely to a new vehicular access serving the existing dwelling. Any future development to the rear would require a separate planning application which would be assessed on its own merits.		
Impact on residential character and amenity	Given the limited scale of the access works the proposal is not considered to adversely affect the residential character or amenity of the area.		
Loss of privacy from increased activity and potential overlooking	The proposal does not include any new dwelling or structure and would not result in unacceptable overlooking or loss of privacy.		
Loss of sunlight / enjoyment of private amenity space	The proposed access due to its nature would not result in any material loss of sunlight or adversely affect neighbouring private amenity space.		
Impact on wildlife and natural habitat, including loss of trees	The works are limited in nature and are not considered to result in any unacceptable impact on wildlife, habitat or established vegetation.		

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Existing access considered sufficient to serve the site	Whether an existing access is available does not itself prevent consideration of a new access. The proposal has been assessed on its own planning and road safety merits.
Concerns regarding adequacy of on-site parking provision	The site block plan drawing No. 02b provides parking and turning for a minimum of three vehicles within the site which is in line with the Department's Parking Standard Guidance.
Risk of pavement/on-street parking and obstruction	Adequate parking and turning is provided within the site.
Highway and pedestrian safety concerns, including impacts on sightlines	The proposal provides visibility splays of 2.4 metres x 80 metres in both directions. DfI Roads have been consulted on the application and raise no objection.
Accessibility concerns for wheelchair users, visually impaired persons and pram users	The proposed access would cross the existing footway however, subject to appropriate construction and dropped-kerb arrangements, it is not considered to prejudice pedestrian accessibility or safety.
Cumulative traffic/activity concerns associated with the nearby nursery and Village Hall	The access would serve one existing dwelling and would therefore generate only limited additional vehicular activity. No unacceptable cumulative traffic impact is anticipated.
Potential impact on neighbouring property values/desirability	Property value or desirability is not a material planning consideration.

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Item Number 4			
Application Reference	LA05/2025/0478/F	Date Valid	01.07.2025
Description of Proposal	Proposed demolition of existing buildings and construction of replacement dwelling and garage (amended plans)	Location	90 Manse Road, Belfast, BT8 8AF
Group Recommendation	Approval	Case Officer	Catherine Gray
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
3	0	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Overshadowing and Loss of Light	The view is expressed that the proposed scale and positioning of the new dwelling and garage would result in significant overshadowing to neighbouring properties, gardens and garage, reducing natural light and impacting residential privacy and enjoyment of their properties and gardens. The garage would lose all its natural light given the size of the house relative to its site. Through the processing of the application the design of the proposal has been amended. The proposed dwelling is in situ of the existing dwelling house and is in keeping with the existing building line along this section of the Manse Road. The application site and proposed dwelling is set at a lower level than the adjacent property and this with the design of the dwelling ensures that there would be no unacceptable overshadowing or loss of light to neighbouring property. The eastern elevation of the proposed dwelling house faces towards the side elevation of the neighbours' garage which is a non-habitable space and there is intervening boundary treatment. Considering the form and shape of the dwelling house there would be no unacceptable overshadowing or loss of light to the neighbouring property.		
Impact on Views and Visual Amenity	The view is expressed that the size and massing of the proposed replacement dwelling would negatively affect established views from and across the site, especially from neighbouring home with specific		

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	reference to new 2 storey garage position. And states that the development would dominate the local landscape and be visually intrusive. The size and massing of the proposal is acceptable. The proposal would not dominate the local landscape or be visually intrusive, one dwelling is being replaced with one dwelling and the proposal complies with the Lisburn and Castlereagh City Council Plan Strategy. A view is not a material planning consideration that is given determining weight.
Overbearing and dominating appearance	The view is expressed that the scale and massing of the proposed development appear excessive for the size of the plot. It appears overbearing and visually dominant, failing to respect the scale and style of the current dwellings. Despite the proposed property foundations being situated at a lower ground level than the neighbouring property the proposed property height is equivalent to neighbouring property, out of keeping with sizing of current residential properties. The existing and proposed levels have been considered. The scale and massing of the proposal is considered appropriate for the size of the plot and what it is replacing and complies with the Plan Strategy. The proposed ridge height of the proposed dwelling sits lower than the adjacent neighbours garage as demonstrated in the site section and contextual section. The proposal would not be overbearing or visually dominant and respects the size, height and scale of the adjacent existing development.
Highway Safety Concerns	The view is expressed that during the building and completion of building the increase vehicle movements raise concerns about access and egress, especially due to visibility splay and current frequency of accidents at the corner of access. The construction phase of any development is of a temporary nature. DfI Roads have been consulted on the proposal and have no objections. There are no concerns with regards to road safety or the inconvenience of road users and the proposal complies with policy TRA2.
Loss of Privacy	The view is expressed that given the size of the property relative to the plot it imposes itself right to the edge of the site and would significantly reduce the privacy in the garden, street and garage which is used daily for activities. It does not meet the metre separation distance standards and is now overlooking at a level which it had not been previously. This new proposed house now has a bathroom looking directly onto driveway and into the garage both upstairs and downstairs. The plans of the new garage also has a window and outside stairs which will be overlooking the garden. An acceptable level of privacy will not be maintained and this is of particular concern as we have four young children.

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	The footprint of the proposed dwelling is not excessive for the plot size and is appropriate to the site and its location. It is not considered that the proposal would have an unacceptable impact on the private amenity space of any neighbouring property. The proposed dwelling is 4m away from the neighbour's garage at the narrowest point. On the eastern elevation one upper floor window is proposed that serves a bathroom which would be obscure glazing. It faces the side elevation of the neighbour's garage which is a non-habitable space. And the bathroom window would have no direct outlook towards the neighbour's private amenity space, as the neighbours two storey garage is positioned in between. The proposed garage has an upper floor window to serve the room above the garage which is a non-habitable room. The upper floor window to the garage faces the rear elevation of the proposed dwelling and does not have direct views towards the neighbour's private amenity space and there is a separation distance of circa 25m from the neighbour's private amenity space. The external stairway leads to the room above the garage, and this is also a non-habitable space. It is considered that the proposal would not cause any unacceptable overlooking or impact on the neighbour's private amenity space.
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Item Number 5			
Application Reference	LA05/2024/0831/F	Date Valid	15.11.2024
Description of Proposal	Proposed Stable Building and Access	Location	Location 120M North East of 250 Ballygowan Road, Belfast, BT5 7UB
Group Recommendation	Refusal	Case Officer	Barbara Hanna
Reasons for Recommendation			
1. The proposal is contrary to criteria b) of Policy OS6 of the Lisburn and Castlereagh City Council Plan Strategy in that the building would have an adverse impact on visual amenity and the character of the local landscape and could not be readily absorbed into the landscape by existing vegetation or topography. 2. 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 3. The proposal is contrary to criterion a) of Policy COU15 of the Lisburn and Castlereagh City Council Plan Strategy in that the stable building would appear as a prominent feature in the open countryside. 4. The proposal is contrary to criterion b) of Policy COU15 of the Lisburn and Castlereagh City Council Plan Strategy in that the building is not sited to cluster with an established group of buildings. 5. The proposal is contrary to criterion c) of Policy COU15 of the Lisburn and Castlereagh City Council Plan Strategy in that the building fails to blend with the existing landform, slopes and other natural features of the site. 6. The proposal is contrary to criterion d) of Policy COU15 of the Lisburn and Castlereagh City Council Plan Strategy in that the site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape. 7. The proposal is contrary to criterion e) of Policy COU15 of the Lisburn and Castlereagh City Council Plan Strategy in that the proposal would rely upon the use of new landscaping for integration. 8. The proposal is contrary to criterion g) of Policy COU15 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been satisfactorily demonstrated that the ancillary works and associated landscaping would integrate with their surroundings.			

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9. The proposal is contrary to criterion a) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy in that the building would appear as a prominent feature in the open countryside.
10. The proposal is contrary to criterion b) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy in that the building is not sited to cluster with an established group of buildings.
11. The proposal is contrary to criteria c) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy in that the building does not respect the traditional pattern of settlement exhibited in the area.
12. The proposal is contrary to criterion d) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy in that the building would mar the distinction between a settlement and surrounding countryside and would result in urban sprawl.
13. The proposal is contrary to criteria e) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy in that the building would have an adverse impact on the rural character.
14. The proposal is contrary to criteria h) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy in that the ancillary works would have an adverse impact on rural character.

Representations

Objection Letters	Support Letters	Objection Petitions	Support Petitions
1	0	N/A	N/A

Consideration of Objections

Issue	Consideration of Issue
There is an existing farm track running to fields & farm behind which could be used as an access route for the stables	This laneway is not identified as being under the ownership/control of the applicant.
Scale of development suggests the proposal is for commercial purposes	Paragraph 3.4 of the Planning Statement states ' <i>Whilst this proposal is not for a riding school...</i> '. Paragraph 4.1 continues to say ' <i>The proposal seeks permission for a modest stable building to accommodate the applicant's horses</i> '. As such the proposal is considered to be for domestic purposes. Supporting evidence has been submitted to demonstrate horses are in ownership solely of the applicant.
Road safety concerns	DFI Roads have been consulted and offer no objections to the proposal.

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regarding access and visibility splays	
Concerns regarding dust and dirt from gravel laneway	LCCC Environmental Health have been consulted on the proposal and offered no objections.
Noise concerns associated with vehicles travelling on gravel laneway	LCCC Environmental Health have been consulted on the proposal and offered no objections.
Lack of landscaping to screen visibility of proposed stable building and access	The site lacks sufficient existing vegetation and topographical features to integrate the development effectively, and the proposal cannot be readily absorbed into the landscape.
Road safety concerns regarding potential gates at access off the road	Access gates are not included within the proposal description or detail of the proposed site plan, as such they do not form part of the consideration.

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Item Number 6			
Application Reference	LA05/2024/0921/F	Date Valid	19.12.2024
Description of Proposal	Proposed Stable Building	Location	Lands 50M East of 212 Ballygowan Road, Belfast, BT5 7UB
Group Recommendation	Refusal	Case Officer	Callum Henderson
Reasons for Recommendation			
1. The proposal is contrary to criteria b) of Policy OS6 of the Lisburn and Castlereagh City Council Plan Strategy in that the stable building would have an adverse impact on visual amenity and the character of the local landscape and could not be readily absorbed into the landscape by existing vegetation or topography. 2. 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. 3. The proposal is contrary to criterion a) of Policy COU15 of the Lisburn and Castlereagh City Council Plan Strategy in that the stable building would appear as a prominent feature in the open countryside. 4. The proposal is contrary to criterion b) of Policy COU15 of the Lisburn and Castlereagh City Council Plan Strategy in that the stable building is not sited to cluster with an established group of buildings. 5. The proposal is contrary to criterion c) of Policy COU15 of the Lisburn and Castlereagh City Council Plan Strategy in that the stable building fails to blend with the landform, buildings, slopes and other natural features which provide a backdrop. 6. The proposal is contrary to criterion d) of Policy COU15 of the Lisburn and Castlereagh City Council Plan Strategy in that the site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape. 7. The proposal is contrary to criterion e) of Policy COU15 of the Lisburn and Castlereagh City Council Plan Strategy in that the proposal would rely upon the use of new landscaping for integration. 8. The proposal is contrary to criterion f) of Policy COU15 of the Lisburn and Castlereagh City Council Plan Strategy in that the siting, design and scale of the stable building is considered to be inappropriate for the site and its locality.			

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9. The proposal is contrary to criterion g) of Policy COU15 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been satisfactorily demonstrated that the ancillary works and associated landscaping would integrate with their surroundings.
10. The proposal is contrary to criterion a) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy in that the stable building would appear as a prominent feature in the open countryside.
11. The proposal is contrary to criterion b) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy in that the stable building is not sited to cluster with an established group of buildings.
12. The proposal is contrary to criteria c) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy in that the stable building with associated paddock and access would not respect the traditional pattern of settlement exhibited in the area.
13. The proposal is contrary to criterion d) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy in that the stable building and paddock would mar the distinction between a settlement and surrounding countryside and would result in urban sprawl.
14. The proposal is contrary to criteria e) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy in that the stable building, associated paddock and access would have an adverse impact on the rural character.
15. The proposal is contrary to criteria h) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been satisfactorily demonstrated that the ancillary works relating to access and parking would not have an adverse impact on rural character.

Representations

Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	0	N/A	N/A

Consideration of Objections

Issue	Consideration of Issue

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Item Number 7			
Application Reference	LA05/2024/0242/F	Date Valid	25.03.2024
Description of Proposal	Retention of pergola and awnings. Existing external terrace enclosed by decorative planters.	Location	The Lark, 4 Lisburn Square, Lisburn, BT28 1TS
Group Recommendation	Approval	Case Officer	Callum Henderson
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
8	0	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Neighbours not consulted	A number of objections referenced that they were not consulted on the application. This application was validated on the 25 th March 2024, an initial round of neighbour notifications was issued on the 9 th August 2024. Due to the prevalence of flats within Lisburn Square there were a number of addresses that were not included in this initial round of neighbour notifications. To correct this, further letters were sent to neighbours in April 2025 to ensure those that should be notified were.		
Noise	The noise emanating from the outdoor drinking area was referenced in a number of objections, with neighbours stating it was too loud and was negatively affecting their amenity. Environmental Health was first consulted on the 21st August 2024, and then re-consulted on the 26th November 2024 on account of an acoustic report being submitted. Additionally, a Crowd Management document was submitted on the 2nd June 2025, setting out the procedures that are followed by the premises, including the provision of adequate security staff for the orderly control of those using the premises, monitoring and preventing any raucous behaviour. Environmental Health then noted that they sought the proposed occupancy numbers and hours of operation for the external terrace and noted that there had been a number of complaints about patron noise from the outdoor drinking area. In the intervening period, the plans were amended in August 2026 so that there is no expansion of the awning beyond the area already approved		

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	for an 'external terrace for outdoor drinking' under a certificate of lawfulness - LA05/2024/0214/CLEUD. Therefore, given the scheme has been amended to cover the area already permitted by the CLEUD for outdoor drinking, it is considered that this application does not seek permission for an increase in this area and rather it is for a structure to cover an already approved area for outdoor drinking. It is considered to be an appropriate use, with the maximum number of patrons already covered through the licensing process for the premises.
Antisocial behaviour	The potential for anti-social behaviour was raised in a number of objections and while this can often be associated with a bar or entertainment venue, it is not considered that the awning would materially increase the occurrence of such behaviour in an area already approved for outdoor drinking under LA05/2024/0214/CLEUD. The submission of a crowd management document has shown intent on the part of the applicants that they seek to operate the already approved outdoor drinking area in a responsible manner. Further issues relating to anti-social behaviour or general criminality are considered to be a matter for the PSNI.
Size of the canopy	The plans for the awning initially saw the area for outdoor drinking increase, with an overhang of the awning beyond the existing planters. This was significantly reduced in August 2026 to cover only the area that has previously been approved in a certificate of lawfulness for outdoor drinking. As such the scale, massing and design of the awning is not considered to be an incongruous addition to the square.