

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

**Week Ending 18th July 2025**

Item Number 1			
<b>Application Reference</b>	LA05/2024/0514/F	<b>Date Valid</b>	04.07.2024
<b>Description of Proposal</b>	Retention of existing sand school with minor widening of same, directional flood lighting, landscaping and associated site works.	<b>Location</b>	Lands adjoining and to the rear of No.89 Ballykeel Road, Moneyreagh
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Helen McGuinness
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Overlooking of Property: The elevated position of the horse sand school will result in a direct overlook of the back of my property, leading to a complete loss of privacy.	<p>It is acknowledged that the application site is located on higher ground than the neighbouring property of no. 89a. The proposed development will maintain a separation distances of approximately 23 metres and 25 metres to nos. 91 and 89a respectfully.</p> <p>With this in mind, the proposal also includes the retention of mature hedging along the boundaries as well as additional planting including 5no. heavy standard native trees planted to the western boundary of the sand school.</p> <p>It is therefore considered that given the separation distances maintained and mitigation measures in place and proposed, the development will not result in unacceptable harm to the neighbouring property of no. 89a Ballykeel Road in relation to privacy and overlooking.</p>		
Light Pollution: The use of floodlights on the proposed horse sand school in this rural area will cause significant light pollution, disrupt the natural	<p>The proposed lighting is arranged to achieve the required minimum lighting levels whilst avoiding excessive light spill into the perimeter.</p> <p>Environmental Health were also consulted and provided no objections subject to conditions that related to maximum lighting levels and hours of operation for lighting stating 'Use of the floodlights should be limited to between the hours of 16:00 and 21:00.'</p>		

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darkness and impacting the local ecosystem.	<p>NIEA Natural Environment Division were consulted, no concerns were raised.</p> <p>It is therefore considered that the proposed works can be implemented without causing an unacceptable impact on the neighbouring properties as well as local natural heritage.</p>
<p>Noise Pollution: The constant noise from horses, riders, and other associated activities will create a disturbance to the peaceful rural environment and negatively impact the enjoyment of my property.</p>	<p>It is noted that the proposed sand school will be for domestic use only, in association with the existing stables at no. 89. Environmental Health were consulted, no concerns were raised with regards to noise.</p> <p>It is therefore considered that the proposed development would not result in an unacceptable impact on amenity due to noise.</p>

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Item Number 2			
<b>Application Reference</b>	LA05/2023/0905/O	<b>Date Valid</b>	15.11.2023
<b>Description of Proposal</b>	Outline Proposal for two number infill dwellings under SPPS - COU8	<b>Location</b>	15 Glenavy Road, Lisburn
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Catherine Gray
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
<b>2</b>	<b>1</b>	<b>N/A</b>	<b>N/A</b>
Consideration of Objections			
<b>Issue</b>	<b>Consideration of Issue</b>		
Level of the land and drainage.	<p>The view is expressed that the site slopes down a fairly steep gradient to the rear gardens of no. 11 and no. 13 Glenavy Road and that it is also four to six feet lower in places than the main Glenavy Road. It causes concern that the site would be built up and that any excess water would flow into the rear gardens of no. 11 and no. 13. Concerns are also expressed about the overflowing of storm drains and soak away from the septic tank. They state that there is a drainage ditch at the boundary of their property which would need to be preserved.</p> <p>The land levels are noted; a condition would be added that existing and proposed levels are provided at Reserved Matters stage should the application be approved. With regards to drainage, as the proposal is for 2 dwellings, it does not meet the threshold for the submission of a drainage assessment. However, Water Management Unit and NI Water have both been consulted on the proposal and have raised no objections or concerns. The impact of any works on adjacent land when a development is carried would be a civil/legal matter between the relevant parties.</p>		
Loss of light.	<p>Concern is raised that the amount of light into neighbouring property would be diminished, due to the height and particularly if the dwellings are two storey and also that any trees/shrubs and boundary walls/fencing would also affect this.</p> <p>It is noted that the proposal is situated northwest of properties numbers 11 and 13 Glenavy Road. As the proposal is for outline permission, there is no detail of design at this stage, however the indicative layout demonstrates that adequate separation distances can be provided to</p>		

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	ensure that there would be no unacceptable loss of light to any neighbouring properties.
Overlooking.	<p>The view is expressed that having properties behind them will reduce their quality of life that they have always enjoyed because of overlooking.</p> <p>As the proposal is for outline permission there is no detail of design at this stage, however the proposal could be designed to ensure that there is no overlooking into neighbours' private amenity space along with adequate separation distances. This would be dealt with at Reserved Matters stage, should the proposal be approved.</p>
Noise.	<p>Concern is expressed about noise associated with families living in the proposed development.</p> <p>Residential use adjacent to existing residential use is considered to be a compatible use. Environmental Health have been consulted and have raised no concerns with regards to noise.</p>
Construction period.	<p>Concern is raised about noise, disruption and dirt/dust associated with the construction period.</p> <p>Construction works are of a temporary nature and would be present until a development is completed. These are considered to be normal impacts in relation to the development of land and the issue is given little weight in the assessment of this application. 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. This would be a civil/legal issue between the relevant parties.</p>
View from back windows.	<p>The view is expressed that proposal would block the view from all three of the neighbours back windows.</p> <p>A view is not a material consideration that is given determining weight.</p>

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Item Number 3			
<b>Application Reference</b>	LA05/2023/0460/F	<b>Date Valid</b>	05.06.2023
<b>Description of Proposal</b>	Erection of dwelling and garage	<b>Location</b>	Between 10 and 12 Ballybeen Road, Moneyreagh, Comber
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Catherine Gray
Reasons for Recommendation			
<ul style="list-style-type: none"> <li>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.</li> <li>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 continuously built-up frontage, the proposal does not respect the existing pattern of development in terms of plot size and if permitted would add to an existing ribbon of development along the Ballybeen Road.</li> <li>The proposal is contrary to Policy COU16 of the Lisburn and Castlereagh City Council Plan, in that the proposal would not respect the traditional pattern of settlement exhibited in the area and would have an adverse impact on the rural character of the area.</li> </ul>			
Representations			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
0	N/A	N/A	N/A
Consideration of Objections			
<b>Issue</b>	<b>Consideration of Issue</b>		

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Item Number 4			
<b>Application Reference</b>	LA05/2025/0123/F	<b>Date Valid</b>	24.02.2025
<b>Description of Proposal</b>	Proposed roofspace conversion to include changing of hip end to gable end and rear dormer.	<b>Location</b>	64 Newton Park, Belfast
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Jade Gillespie
Reasons for Recommendation			
<ul style="list-style-type: none"> <li>The proposal is contrary to criteria (a) of Policy HOU 7 of the Lisburn and Castlereagh City Council Plan Strategy in that the massing, design and external materials 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.</li> </ul>			
Representations			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
0	N/A	N/A	N/A
Consideration of Objections			
<b>Issue</b>	<b>Consideration of Issue</b>		

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Item Number 5			
<b>Application Reference</b>	LA05/2022/0655/O	<b>Date Valid</b>	06.07.2022
<b>Description of Proposal</b>	Replacement dwelling 1 1/2 storey 2000sq ft. Property purpose home	<b>Location</b>	43 Gransha Road, Dundonald
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Barbara Hanna
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
1	N/A	N/A	N/A
Consideration of Objections			
<b>Issue</b>	<b>Consideration of Issue</b>		
Adverse visual impact on adjoining property.	Exposed gable wall of adjoining property No.41 Gransha Road to be made good. Further details are to be submitted and assessed at reserved matters stage.		
Additional noise due to exposed gable.	Further details are to be submitted and assessed at reserved matters stage in relation to the replacement gable wall of adjoining property No.41 Gransha Road.		

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Item Number 6			
<b>Application Reference</b>	LA05/2022/1168/F	<b>Date Valid</b>	16.12.2022
<b>Description of Proposal</b>	Proposed erection of 1no. dwelling with garage, associated car parking and landscaping with the inclusion of a septic tank	<b>Location</b>	Lands between The Alchemy restaurant and 4A Chestnut Hill Road, Moira
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Callum Henderson
Reasons for Recommendation			
<ul style="list-style-type: none"> <li>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.</li> <li>The proposal is contrary to Criteria a), b), c), d), and e) of Policy COU2 of the Lisburn and Castlereagh City Council Plan Strategy, in that: <ul style="list-style-type: none"> <li>It is not located at an existing cluster of development that consists of four or more established buildings forming a close grouping of buildings,</li> <li>It is not at a cluster that appears as a visual entity in the local landscape,</li> <li>It is not within a cluster that is associated with a focal point such as a social/community building,</li> <li>It is not at a cluster for the identified site to be bounded on at least two sides with other development.</li> <li>Development of the site cannot be absorbed into the existing cluster through rounding off and consolidation as there is no existing cluster.</li> </ul> </li> <li>The proposal is contrary to Policy COU8 of the Lisburn and Castlereagh City Council Plan Strategy, in that it would, if permitted create a ribbon of development along Station Road.</li> <li>The proposal is contrary to Criteria a), b), d) and e) of Policy COU15 of the Lisburn and Castlereagh City Council Plan Strategy, in that: <ul style="list-style-type: none"> <li>It would be prominent in the landscape.</li> <li>It is not sited to cluster with an established group of buildings.</li> <li>The site lacks long-established natural boundaries.</li> <li>It relies primarily on the use of new landscaping for integration.</li> </ul> </li> <li>The proposal is contrary to Criteria a), b), c) and e) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy, in that: <ul style="list-style-type: none"> <li>It would be unduly prominent in the landscape.</li> <li>It is not sited to cluster with an established group of buildings.</li> <li>It does not respect the traditional pattern of settlement exhibited in that area.</li> <li>It would have an adverse impact on the rural character of the area.</li> </ul> </li> <li>The proposal is contrary to Criteria f) of Policy COU16 as it has not been demonstrated</li> </ul>			



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that the residential amenity of the proposed development would not be adversely impacted by noise and odour from the adjacent premises.			
<b>Representations</b>			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
<b>0</b>	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		

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Item Number 7			
<b>Application Reference</b>	LA05/2024/0251/RM	<b>Date Valid</b>	27.03.2024
<b>Description of Proposal</b>	Dwelling and garage	<b>Location</b>	Adjacent to and southwest of 3 Lower Road, Glenavy
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Helen McGuinness
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
1	1	N/A	N/A
Consideration of Objections			
<b>Issue</b>	<b>Consideration of Issue</b>		
Overlooking/ Overshadowing	<p>The proposed dwellings will overshadow my home and cause a loss of natural light, additional noise, pollution and disturbance and will mean that I will not be able to enjoy my home as I can now.</p> <p>The proposed dwellings will overlook my home causing a significant loss of privacy and restriction of views</p> <p>Officers note that the proposed new dwelling will maintain a separation distance of approximately 6 metres from the flank of each dwelling. In addition, the proposed dwelling will have a maximum ridge height restriction of 6 metres and additional planting is proposed along the shared boundary with no.3 Lower Road.</p> <p>Given the above restrictions and mitigation measures, it is considered that there are no concerns with regard to any overlooking, overshadowing or overhanging of any neighbouring property to an unacceptable degree.</p>		
The proposed dwellings will significantly devalue my property given their proximity and the present layout.	Concern regarding property value is not a material consideration and is outside of the remit of planning.		
The proposed dwellings will overdevelop this small rural area	It is advised that the above application is for Reserved Matters, the principle of development at this location has been accepted under reference LA05/2020/1035/O. Further to this, the application has been		

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and are not in keeping with the rural locality and surrounding area.	<p>assessed under the relevant policies and guidance in relation to integration in the countryside and rural character.</p> <p>With consideration for the mass, scale, design and location of the proposed dwelling, the proposed development is considered to be in compliance with the requirements of policies COU15 and COU16.</p>
The proposed dwellings will also impact highway safety at what is an already busy and very fast junction on the main airport road.	<p>DFI Roads were consulted and provided no objection to the proposal. As such, it is considered that the development is in compliance with Policy TRA2 and will not prejudice road safety or significantly inconvenience the flow of traffic.</p>
The proposed development will involve the removal of many trees and will involve shoring up or diverting a natural stream which currently provides a habitat for wildlife and therefore will have a detrimental environmental effect.	<p>It is annotated on the proposed site plan that a 5-metre wayleave has been related between the development and existing watercourse. DFI Rivers were consulted and provided no objection to the proposal.</p> <p>The proposed site plan indicates the retention of existing hedging and trees on the site. In the event of an approval outcome, this will also be conditioned to ensure compliance.</p> <p>Taking all of the above into account, there are no concerns with regards to the proposal insofar in relation to natural heritage.</p>
The proposed development encroaches onto my land and therefore cannot proceed in any event in its present form.	<p>The agent has confirmed that the correct certificate of landownership has been submitted with this application.</p> <p>Any concerns regarding querying land ownership remain a civil matter outside the remit of planning.</p>