

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

Week Ending 18th September 2026

Item Number 1			
Application Reference	LA05/2026/0413/F	Date Valid	14.05.2026
Description of Proposal	Retrospective change of house type to that approved under LA05/2020/0177/RM	Location	14 Hannahstown Road, Lisburn
Group Recommendation	Refusal	Case Officer	Kevin Maguire
Reasons for Recommendation			
- The proposal is contrary to Policy COU15 Criteria a), c) and f) of the Lisburn and Castlereagh City Council Plan Strategy, in that due to the scale and design of the dwelling the proposal would be a prominent feature in the landscape, would fail to blend with the landform and natural features to provide a suitable backdrop and the design of the building is inappropriate for the site and its locality. - The proposal is contrary to Policy COU16 Criterion e) of the Lisburn and Castlereagh City Council Plan Strategy, in that due to the scale and design of the development it would have an adverse impact on the rural character of the area.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		

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Item Number 2			
Application Reference	LA05/2026/0098/F	Date Valid	09.02.2026
Description of Proposal	Proposed dwelling and garage to supersede previous planning approval Ref. LA05/2023/0243/RM	Location	Lands between 5 and 9 Hillhead Road, Upper Ballinderry, Lisburn
Group Recommendation	Approval	Case Officer	Sinead McCloskey
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		
We wish to raise objection to the amended plans and ask that this matter is not considered until we have had a reasonable opportunity to make our submissions.	This objection was received on the 16 th March 2026. No further information has been received in the intervening 6 months and it is considered that sufficient time has passed within which to submit a subsequent objection. It is unclear what details of the application the objection relates. The application has been assessed, and it has been ascertained that the principle of development has been lawfully established by the granting of planning permissions LA05/2021/0603/O and LA05/2023/0243/RM and certified as having been lawfully commenced under LA05/2026/0170/CLEUD. The proposal is also found to comply with Policies COU15 and COU16 as it will integrate and have no adverse impact on the character of the rural area.		

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Item Number 3			
Application Reference	LA05/2025/0821/F	Date Valid	13.11.2025
Description of Proposal	Retention of dwelling as constructed in substitution for the dwelling approved under planning permission S/2009/0754/F	Location	59a Antrim Road, Lisburn
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
7	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Inadequate parking to serve the development.	Drawing No. 02b demonstrates that two off-street parking spaces can be provided within the site, together with sufficient space for vehicles to turn and exit onto Antrim Road in a forward gear. This arrangement is in keeping with parking standards and is proportionate to the needs of a single dwelling. The development would not affect the existing parking provision associated with the neighbouring property at 61 Antrim Road. DfI Roads has been consulted on the access, parking and turning arrangements and raises no objection.		
Previous conditions requiring demolition of the extension at 61 Antrim Road have not been complied with.	It is noted that the extension at No. 61 Antrim Road has not been demolished as required by conditions attached to the previous approval under S/2009/0754/F. However, that matter relates to land outside the red line boundary of the current application. The current proposal is assessed on its own merits, and adequate parking and turning provision is shown within the application site. The alleged breach is also subject to separate enforcement consideration and does not provide a reason to withhold planning permission for this application.		
Negative impact on the street scene.	The surrounding area is residential in character and contains a mix of dwelling types, plot sizes and layouts. The form, scale and general arrangement of the dwelling are compatible with neighbouring residential development to the north and south, and the plot size and layout are comparable with other built development along this part of Antrim Road.		

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	The dwelling is simple in form and incorporates design cues found in the locality, including white render and a pitched roof form. Its ridge height is approximately 0.3 metres lower than that previously approved and is broadly consistent with neighbouring properties. The proposal would not appear incongruous or visually dominant in the street scene and is considered acceptable in visual amenity terms.
Impact upon the sewage/NI Water Network.	The application proposes to discharge foul water to the mains sewer, with surface water disposed of by soakaways. NI Water has been consulted and, in its consultation response dated 30 April 2026, raises no objection to the proposal, noting that the previous approval was lawfully implemented and remains extant. Environmental Health has also raised no objection in relation to sewage disposal. Officers have no reason to disagree with the advice of the consultees.

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Item Number 4			
Application Reference	LA05/2026/0529/F	Date Valid	23.06.2026
Description of Proposal	Retrospective application to retain domestic polytunnel (Temporary)	Location	46 Richmond Court, Lisburn
Group Recommendation	Approval	Case Officer	Adam Mitchell
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
7	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Negative impact on character of area - extremely prominent position within the street scene.	The structure is modest in height and simple in appearance, while the lightweight and reversible nature of its construction limits its permanence. Existing mature boundary hedging and vegetation also provide a degree of screening and assist in reducing its visual prominence when viewed from surrounding public vantage points. A condition will be added to any approval for temporary permission only allowing the polytunnel for 3 years. Having regard to its scale, form, existing screening and temporary nature, the proposal is not considered to result in an unacceptable adverse impact upon the character or visual amenity of the surrounding area.		
Materials - Use of plastic will only deteriorate with age and weather conditions.	Given the temporary nature of any approval, it is not considered that the materials would deteriorate to such an extent that they would result in a significant adverse impact on the local street-scene.		
Size - too large for the side garden and as a result an eyesore.	The polytunnel is domestic in nature. It does not project beyond the rear elevation of the host dwelling and remains positioned within the applicant's residential curtilage. Having regard to its limited height, siting and relationship with the host property, the structure is considered to be subordinate in scale and massing and would not project above the existing ridgeline at any point. It is therefore considered to be an acceptable addition to the host dwelling.		

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Too large for domestic purposes, intended for commercial use.	Any temporary approval would be subject to a condition restricting the polytunnel to use that is incidental to the enjoyment of the existing dwelling. Commercial use would not be permitted. Any such use in the future would breach the planning approval and may result in enforcement action.
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