

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

Week Ending 20th February 2026

Item Number 1			
Application Reference	LA05/2025/0819/F	Date Valid	13.11.2025
Description of Proposal	Removal of existing single storey flat roof extension and garage. Addition of single storey pitched roof extension and office/storage to replace existing garage	Location	3 Ardara Avenue, Dundonald, BT16 2BZ
Group Recommendation	Approval	Case Officer	Jordan Campbell
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 Daylight & Overshadowing	<p>Although the proposed development includes demolition of the existing garage, currently positioned close to the shared boundary with No. 1 Ardara Avenue, and its replacement with an outbuilding of increased depth and height, the resulting change in overshadowing is considered limited. While the proposed outbuilding may marginally increase overshadowing, the degree of change would not be so substantial as to justify refusal.</p> <p>It must be noted that the proposed outbuilding would align with the front elevation of the existing garage, with the additional depth extending rearwards. As such, any impact on the three habitable-room windows serving No. 1's dining and kitchen area would be minor and primarily attributable to the modest 0.5m height increase. Overall, the proposal would not materially alter the established relationship between the two properties, and the overall impact on daylight and overshadowing would remain broadly comparable to existing conditions.</p> <p>When assessed in relation to the other adjoining neighbouring properties, the proposal would not result in any material loss of daylight or unacceptable overshadowing, owing to topography, the orientation of the dwellings, and the spatial separation between plots.</p>		

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

Week Ending 20th February 2026

	<p>Further, the proposed removal of the mature tree located to the rear of the existing garage would significantly reduce any existing overshadowing and daylight loss currently experienced by No. 1 Ardara Avenue. This intervention would therefore improve, rather than diminish, the amenity of the neighbouring property.</p> <p>On balance, it is considered that the proposed development would not give rise to any material overshadowing or unacceptable loss of daylight for neighbouring occupiers.</p>

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

Week Ending 20th February 2026

Item Number 2			
Application Reference	LA05/2021/0522/F	Date Valid	10.05.2021
Description of Proposal	Residential development of 8 two storey dwellings and 1 single storey dwelling and associated works (Amended plans)	Location	Lands adjoining 265, 267, 269 and 277 Ballynahinch Road, Annahilt, Hillsborough, BT26 6HN
Group Recommendation	Refusal	Case Officer	Catherine Gray
Reasons for Recommendation			
<p>The proposal is contrary to Policy HOU3 in that an overall design concept, in accordance with Policy HOU6 has not been submitted to demonstrate that the proposal draws upon the positive aspects of, and respects the local character, appearance and environmental quality of the surrounding area.</p> <p>The proposal is contrary to Criteria (a) of Policy HOU3 of the Lisburn and Castlereagh Plan Strategy, in that the proposal does not respect the surrounding context and is not appropriate to the topography of the site in terms of layout, scale and massing of buildings and landscaped and hard surfaced areas.</p> <p>The proposal is contrary to Criteria (b) of Policy HOU3 of the Lisburn and Castlereagh Plan Strategy, in that the proposal does not respect the existing landscape feature (watercourse) along the eastern boundary of the site that needs to be protected and suitably integrated into the overall design and layout of the development.</p> <p>The proposal is contrary to Criteria (a) of Policy HOU4 of the Lisburn and Castlereagh Plan Strategy, in that it has not been demonstrated that the design of the development draws upon the best local architectural form.</p> <p>The proposal is contrary to Criteria (i) of Policy HOU4 of the Lisburn and Castlereagh Plan Strategy, in that the design and layout creates conflict with adjacent land use.</p> <p>The proposal is contrary to Policy HOU10 of the Lisburn and Castlereagh City Council Plan Strategy, in that it has not been demonstrated that the affordable housing provision can be met and secured and agreed through a Section 76 Planning Agreement.</p> <p>The proposal is contrary to Criteria (b) of Policy WM5 of the Lisburn and Castlereagh City Council Plan Strategy, in that it has not been demonstrated that proposal will not give rise to unacceptable impacts in terms of people with respect to odour.</p> <p>The proposal is contrary to Policy FLD1 of the Lisburn and Castlereagh City Council Plan Strategy, in that part of the proposed development is located within the 1 in 100 year fluvial</p>			

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

Week Ending 20th February 2026

flood plain and it has not been demonstrated that the proposal constitutes an exception to the policy.

The proposal is contrary to Policy FLD2 of the Lisburn and Castlereagh City Council Plan Strategy, in that it has not been demonstrated that the development will not impede the operational effectiveness of flood defence and drainage infrastructure or hinder access for maintenance.

The proposal is contrary to Policy FLD3 of the Lisburn and Castlereagh City Council Plan Strategy, in that it has not been demonstrated through a Drainage Assessment that adequate measures will be put in place so as to effectively mitigate the flood risk to the proposed development and from the development elsewhere.

Representations

Objection Letters	Support Letters	Objection Petitions	Support Petitions
5	N/A	N/A	N/A

Consideration of Objections

Issue	Consideration of Issue
Character of the area	<p>The view is expressed that two storey housing is not in keeping with local development especially on the hillside behind 265 and 267. And that two storey dwellings are very much out of context with the area as other properties in the nearby vicinity are either bungalows or a storey and a half.</p> <p>It is agreed that the proposal is not appropriate for the site and is contrary to Criteria (a) of Policy HOU3 of the Lisburn and Castlereagh Plan Strategy in that the proposal does not respect the surrounding context and is not appropriate to the topography of the site in terms of layout, scale and massing of buildings and landscaped and hard surfaced areas.</p>
Area of Development	<p>The view is expressed that the area of development exceeds the area previously outlined in previous applications.</p> <p>Through the processing of the application the red line has been reduced to only include land within the Settlement Development Limit of Annahilt.</p>
Re-affirm objections	<p>The occupier of 267 Ballynahinch Road states that further to comments made concerning this application made on 04/07/2006 and 14/11/2006 they wish to reaffirm their objections to these proposals on the grounds stated in their previous communications.</p> <p>The planning history is a material planning consideration. However, this application was submitted in 2021 and any objections submitted to the Department in 2006 do not relate to this current proposal.</p>
Pavement	<p>The view is expressed on behalf of Annahilt and Magheraconluce Community Association that they would like the opportunity to engage with the developer behind the application in the hope that agreement</p>

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

Week Ending 20th February 2026

	<p>could be found to solve a long standing issue of community concern – a pavement between Loughaghery Road and Kernaghan Park is something the village badly needs to improve safety for pedestrians. The site would allow a link pathway between the Ballynahinch Road and Ballycrune Road for those seeking active travel whether it be walking or cycling. They would like to engage with the developer to ascertain if he would be willing to explore accommodating a pathway with them to benefit the whole community.</p> <p>The application site does not link the Loughaghery Road and Kernaghan Park or the Ballynahinch Road to the Ballycrune Road. However, a footpath is proposed along the front of the site, along the Ballynahinch Road.</p>
Privacy	<p>The view is expressed the site gradients are much higher than property number 277 Ballynahinch Road and they feel that this would be overpowering and infringe on the privacy regarding the rear of property 277.</p> <p>The proposed separation distances are considered to be acceptable and no unacceptable overlooking into private amenity space would be caused by the proposal.</p>
Ridge height	<p>The view is expressed from the occupants of 277 Ballynahinch Road that when the plans were submitted for their property they were restricted to a limited ridge height and that they expect these same rules to apply to this planning application.</p> <p>A number of different house types are proposed within the development. Two storey dwellings and one single storey dwelling is proposed. The height and form of part of the proposal is considered to be unacceptable. The proposal is contrary to Criteria (a) of Policy HOU4 of the Lisburn and Castlereagh Plan Strategy, in that it has not been demonstrated that the design of the development draws upon the best local architectural form.</p>
Sewerage infrastructure	<p>The view is expressed that the sewerage pump house was rebuilt and upgraded a number of years ago and then it was much talked about that it was only suffice for the number of properties in the Annahilt area at that time. Since the continued growth of new developments in the Annahilt area they are worried as property number 277 is the last in line to the pump house and should the system be unable to cope with the continued new connections into it, their property would be the first to have raw sewerage bursting up from their manholes and into their property, as the main sewerage line runs through their garden. The objector requests a full and detailed report of the existing system. And should it not be able to cope with all the new connections they wish to know NI Water proposals to rectify this problem.</p>

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

Week Ending 20th February 2026

	<p>NI Water have been consulted on the proposal and advise that there is available capacity at the Wastewater Treatment Works to serve this proposal.</p>
<p>Flooding and Drainage</p>	<p>The view is expressed that the site boundary of property number 277 Ballynahinch Road reaches across the river. They advise that when they built their home it was a concern that the river was not capable of taking away the surface water and storm drains as their garden was getting flooded. They advise that they removed one metre of their garden to widen the river and built their side of the garden up, but now that during heavy rainfalls it can just about cope and nothing more. The objector would like to see the proposed plans where the builder intends to drain off the surface water and the storm drains, as they are concerned that if they intend to directly pipe it into the river they are infringing onto their property.</p> <p>A Flood Risk Assessment (FRA) and Drainage Assessment (DA) was submitted for consideration, however through the processing of the application, the layout has amended and an updated FRA and DA has not been submitted to reflect the changes for consideration. The proposal has been assessed against policies FLD1, FLD2 and FLD 3 of the Plan Strategy. It is considered that the proposal is contrary to policy FLD1 in that part of the development is located within the 1 in 100 year fluvial floodplain and it has not been demonstrated that the proposal constitutes an exception to the policy. It is contrary to policy FLD2 in that it has not been demonstrated that the development will not impede the operational effectiveness of flood defence and drainage infrastructure or hinder access for maintenance. It is also contrary to policy FLD3 in that it has not been demonstrated through a Drainage Assessment that adequate measures will be put in place so as to effectively mitigate the flood risk to the proposed development and from the development elsewhere.</p>
<p>Accuracy of the drawings</p>	<p>The view is expressed that the drawings are hard to interpret and that they don't all correspond.</p> <p>All submitted drawings are to scale that allow a full and proper assessment of the proposal. Through the processing of the application, amended drawings have been submitted that all correspond.</p>
<p>Mixed Development</p>	<p>The question is asked 'Can you confirm that the latest proposals under this planning application are for a mixed development of 9 dwellings? And can you confirm the extent of the development area?'</p> <p>The proposal is for a residential development of 9 dwellings on lands within the red line of the application site as demonstrated on the submitted plans.</p>

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

Week Ending 20th February 2026

<p>Impact on natural light</p>	<p>The view is expressed that the proposal will have a severe impact on the natural light entering property number 267 Ballynahinch Road referencing the lounge, dining room and kitchen. Concern is also raised that the erection of boundary fencing to the rear will also reduce natural light.</p> <p>The proposed separation distances are considered to be acceptable along with the proposed boundary treatments. The proposal would not cause unacceptable loss of light to neighbouring properties.</p>
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List of delegated planning applications with objections received / recommendation to refuse

Week Ending 20th February 2026

Item Number 3			
Application Reference	LA05/2021/0710/RM	Date Valid	18.06.2021
Description of Proposal	Proposed dwelling and garage	Location	140m South of 16 Magheradartin Road, Hillsborough, BT26 6LY
Group Recommendation	Approval	Case Officer	Gillian Milligan
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		
Principle of Development	This application is for approval of reserved matters and as such, the principle of development has been addressed and approved in the outline permission.		
Planning Advice Note	The Planning Advice Note referred to was withdrawn by the Department for Infrastructure in October 2021 and is no longer a material consideration.		
Submission of RM application after the outline permission lapsed.	The application was submitted within three years of the date of the outline permission as required by condition one of the outline permission.		
It cannot be remedied by changing the suffix of full application to RM.	There was no new submission of a Reserved Matters application. The application was amended from a full application to reserved matters and as a result the suffix of the reference number changed from a F (full) to a RM (reserved matters) in September 2023 as there was clear chronology of correspondence on the file between the case officer and the planning agent that the application was always treated as an application for Reserved Matters and the application met all of the conditions of the outline permission.		
The Full application is still live and must be considered by Council.	There is no live full application, the planning reference number is the same with only the suffix changed from F (full) to RM (reserved matters).		
The Site is not on a farm. Applicant is not eligible to	As the principle of development has been granted outline permission for a dwelling on a farm, and this application seeks approval of reserved matters only, there is no need to revisit the principle under Policy COU10.		

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

Week Ending 20th February 2026

<p>apply for a house on a farm under policy COU10 and fails to comply with policy COU1.</p>	<p>The application has been assessed against the relevant planning policies for development within the countryside as acceptable and therefore also complies with Policy COU1.</p>
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