

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

Week Ending 25th September 2026

Item Number 1			
Application Reference	LA05/2026/0075/F	Date Valid	28.01.2026
Description of Proposal	Single storey side extension	Location	3 New Helmsley, Moira, Craigavon
Group Recommendation	Approval	Case Officer	Emma Forde
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		
Limited space between the extension and the boundary.	A separation gap of 0.8 metres would be maintained between the proposed extension and the boundary of the property. Given this gap, the scale of the proposal, and as the boundary abuts the neighbouring property's driveway, this would not warrant a reason for refusal. Maintenance of the dwelling in regard to the space available is a civil matter and is not considered as a planning consideration.		
Impact on the character of the area.	The proposal would appear as a subservient, secondary addition to the main dwelling, and would be finished in materials to match those of the existing. While this type of extension is not common within this cul-de-sac, it is not considered to have a significantly harmful impact on the character of the area.		
Overbearing impacts.	No.5 has one window on its side elevation; this is located on the first floor. Given this, the scale of the proposal, and the separation gap of approximately 0.8 metres between the proposal and the boundary which abuts the neighbouring property's driveway, the proposal is not considered to result in a significant overbearing impact.		

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Item Number 2			
Application Reference	LA05/2024/0640/F	Date Valid	03.09.2024
Description of Proposal	Proposed change of use to HMO with construction of a rear dormer	Location	26 Hillsborough Old Road, Lisburn
Group Recommendation	Refusal	Case Officer	Barbara Hanna
Reasons for Recommendation			
The proposal is contrary to criterion (c) of Policy HOU9 of the Lisburn and Castlereagh City Council Plan Strategy as the original property has a gross internal floorspace of less than 150 square metres and is not appropriate for conversion.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
12	N/A	2	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Concern regarding noise and anti-social behaviour.	LCCC Environmental Health were consulted on the proposal and offered no objections. Rather, advice was given to warn any prospective owner about the close proximity to commercial premises which may give rise to offensive conditions such as noise.		
Concerns regarding room sizes and overcrowding.	The property would provide only 98.3sqm of gross internal floorspace, remaining substantially below the 150sqm benchmark identified at criteria c) of Policy HOU9.		
Breach of Planning Control re: Public Accessway.	Detail submitted within the application indicates that access arrangements for the development as proposed is via an existing unaltered access to a public road and access will be used for pedestrian use.		
Security concerns relating to Accessway.	This is outside the remit of Planning control; the onus is on individual landowners/tenants to secure their properties.		
Impact on water supply and sewerage.	NI Water have been consulted and offer no objection to the proposal. No concerns were raised regarding existing lead pipes.		
Concern regarding parking/traffic.	A parking survey was submitted as part of the proposal suggesting there is adequate on street parking within the immediate area, with cycle		

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	parking accommodated within the enclosed private rear yard. DFI Roads have been consulted and offer no objections to the proposal.
Concern regarding bin storage and vermin.	Bins are currently stored within the enclosed yard to the south of the two-storey rear projection. Detail provided with the application indicates that the proposal will utilise the existing waste storage and collection can be facilitated as existing. It is considered that there is ample room within the existing external yard to store bins without hindering waste service vehicles. LCCC Environmental Health can deal with any problems relating to pest control.
Waste Management.	NI Water have been consulted as part of the application and offer no objections.
Adverse impact on health and wellbeing and quality of life.	Any excessive noise or disruptive behaviour from tenants to be reported to LCCC Environmental Health or the PSNI for investigation.
Overconcentration of HMOs in area, negatively impacting the character of the neighbourhood.	There is limited planning history within the surrounding area to suggest an overconcentration of HMOs. The closest application found relates to 5 Alexander Avenue, Lisburn BT27 5HT (LA05/2017/0296/F) which is approximately 190m away from the application site. No evidence of other HMO's has been provided.
Devalue surrounding properties.	This is not a material planning consideration.
Increased strain on health care facilities.	This is not a material planning consideration of determining with in assessment of the application
Set a precedent in area resulting in a lack of family homes.	There is limited planning history within the surrounding area to suggest an overconcentration of HMOs.
Less children in the area will lead to school closures.	This is not a material planning consideration of determining with in assessment of the application.
Loss of community cohesion.	It is unclear what this refers to, no evidence has been provided to justify this statement.
Inadequate bathroom provision.	It is proposed that each bedroom has access to its own ensuite.

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Concern regarding fire safety.	Building Control oversee the requirement for fire alarms in new builds and major alterations in Northern Ireland. These are required to be in accordance with British Standards. Landlords are also required to comply with tenancy rules by installing the required alarm systems in properties.
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Item Number 3			
Application Reference	LA05/2024/0327/F	Date Valid	29.04.2024
Description of Proposal	Retention of Joinery Workshop (conversion from former snooker hall previously used as a materials store and/or showroom)	Location	3e White Mountain Road, Aghnahough, Lisburn
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 2032 in that, the proposed development is not an acceptable form of development in the countryside. - The proposal is contrary to Criteria g) and i) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy 2032 in that, it has not been demonstrated that the provision of non mains sewerage, are available or can be provided without significant adverse impact on the environment and 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 ED4 of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy 2032 in that, the development if permitted would not represent the redevelopment of an established economic development use in the countryside for employment or business purposes, or a sui generis employment use. - The proposal is contrary to Criteria e), g) and i) of Policy ED9 of the Lisburn and Castlereagh City Council Plan Strategy 2032 in that, it has not been demonstrated that it would not harm the water environment or is capable of dealing satisfactorily with any effluent, and would provide adequate access arrangements, parking and manoeuvring areas within the site. - The proposal is contrary to Criterion a) of Policy TRA2 of the Lisburn and Castlereagh City Council Plan Strategy 2032 in that, it has not been demonstrated the proposal would not prejudice road safety or significantly inconvenience the flow of vehicles. - The proposal is contrary to Policy TRA7 of Policy of the Lisburn and Castlereagh City Council Plan Strategy 2032 in that, it has not demonstrated that the proposal can provide adequate provision for car parking and appropriate serving arrangements. - The proposal is contrary to Policy WM2 of the Lisburn and Castlereagh City Council Plan Strategy 2032 in that, it has not been demonstrated that there is a viable non mains solution for the treatment and disposal of wastewater and there is sufficient			

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capacity to discharge treated effluent to a watercourse and that this will not create or add to a pollution problem.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
11	4	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Application description is misleading and has never been used as a joinery workshop – prior to construction the site was occupied by a cow byre.	During the processing of the application the description was amended. Planning history search confirms the last known use to be a snooker club. Observations during site inspection confirmed the proposal building to be operating as a joinery workshop.		
Snooker is a sport/leisure activity and would fall under use class D1/D2.	It is considered that the use as a snooker hall would fall within the use class D2 under the use class order and would not be considered as a sui generis use.		
There is no main sewer to premises, and the applicant has not applied for a consent to discharge which would be an environmental hazard.	This point is noted. Concerns remain over the discharge from the existing septic tank into third party land and the environment.		
The figures on vehicles and persons attending the site are inaccurate.	This point is noted and considered within the assessment of the application. Within their response DfI Roads do not dispute the figures provided however noted that based on the passage of time since the last known use was operational it is considered that the retrospective use would result in an intensification of the use.		
Road safety from vehicles reversing onto road, there is	DfI Roads have noted the auto tracking/wheel traffic analysis provided and have raised this as an issue which has been reflected in the assessment.		

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not adequate manoeuvring within the site, and the laneway is not wide enough for 2 vehicles.	
The visibility splays are incorrectly drawn; the necessary splays are over land outside the control of the applicant.	The issue has been noted within the DfI Roads response which has requested additional information. These amendments have been sought from the applicant however no information has been received to date to address this.
Parking provision inadequate.	The site plan submitted with the application indicates 7 parking spaces, with one of these spaces allocated for disabled parking. DfI Roads consultation response has raised no concerns with parking provision within the site.
The Planning statement provided references business operations of adjacent objector and information from website which have not given consent to be used.	This issue is outside the scope of planning and is a legal/civil matter between the parties.
The operations of the current development would create nuisance to The Little Green Allotments.	The Little Green Allotments is an outdoor space and does not relate to a sensitive residential receptor, therefore there would be limited planning weight attached to any noise or nuisance created by the development at this facility. It is also noted that the closest allotment would be approximately 50 metres away with an existing building between the retrospective building and allotment site.
The Planning Statement has indicated no showroom which is contradicted by what has been	The plans submitted indicate no showroom, with only a small office where number of visitors that could be accommodated would be limited. On the site visit no showroom was apparent within the building on site.

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advertised, particularly through social media.	
The development does not follow the sustainable approach for economic development in the countryside required under Strategic Policy 12 within the LCCC Plan.	This issue is noted and, in this case, it is considered that the proposal fails to comply with policies ED4 and ED9 of the Plan Strategy.
The application fails to demonstrate how the development would benefit the local community through employment opportunities.	The applicant has provided details of the number of people working at the business; however, it is considered that the proposal fails to comply with ED4 and ED9.
The development is retail by definition and therefore under Policy ED4 should not be accepted.	It is not considered that this development is retail and principally relates to the manufacture of garden rooms. It is not expected that the office would attract more than occasional customers to the site.
The application is contrary to Policy ED9 of Plan Strategy (traffic safety, noise and disturbance, water pollution through no consent to discharge).	Consideration against this policy has been considered as part of the overall assessment of the application and the development would not fully comply with Policy ED9.
The information provided on behalf of the applicant that the building was previously	The previous planning application on the site for a snooker club includes a reference to 'showroom', with the building control application drawing also referring to 'showroom'. While this may indicate a former use related to the adjacent businesses, the extent and precise nature of this is not

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used as a joinery workshop or showroom is hearsay.	clear and that use has since been superseded by the use of the building as a snooker hall.
The previous use of the premises was solely as a snooker club which never was granted planning permission as it never met conditions form Road Service or NIEA which still remains the case.	Full details including decision notice and approved drawings for the snooker club approved under S/1985/0151 are not available however the details held on the planning system indicate minimal conditions, one of which relates to the provision of at least 10 car parking spaces to be provided. No further conditions, with the exception of commencement within the stipulated timeframe, appear to have been included. It does include an informative that <i>'it would be desirable to provide sight splays of 5 by 60 metres at the access to the public road'</i> however this is not a condition nor is it enforceable. The informatives also appear to include that discharge was required however this was through separate legislation. In any event, the application relates to a different development, and the snooker hall no longer operates on the site.
No traffic has been generated since the snooker hall closed so the retrospective development would result in an intensification of an existing access and require full visibility splays in accordance with DCAN15.	This point has been noted within the DfI Roads response and has been considered as part of the overall assessment.
The vehicles using the snooker hall previously (mainly cars) are not comparable with HGVs now using site for current development.	This point is considered as part of the overall assessment of the application however the HGVs, which are likely to relate to delivery of materials to the site and transport of products off the site, would relate to a different volume of trips compared to the previously approved use.
Swept path analysis clear shows swept path	This point has been noted within the DfI Roads response and has been considered as part of the overall assessment.

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for larger vehicles would encroach on parking spaces.	
Impact on natural heritage – through fauna and septic tank.	The application proposes the use of an existing building for the purposes of a joinery workshop. The development does not include demolition of any buildings or removal of any vegetation surrounding the site. Some noise may result from the activities however these are likely to be undertaken inside a building which is of block construction, therefore the majority of noise will be contained within the existing building envelope. The discharge of foul sewage, while this appears to already be in existence from the previous use, has not received the appropriate consent and the sewage system appears to be located outside the control of the applicant, therefore permission for this, and any subsequent maintenance may be challenging to achieve. There are no known watercourses identified on or close to the site and discharge point for the septic tank and therefore it has not been shown that this would adversely impact on natural heritage.
Photos of the site show a skip in what is marked 'Space 1'	This point is noted. Should this application be approved, parking spaces as indicated would be expected to remain clear and would be conditioned as such.

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Item Number 4			
Application Reference	LA05/2024/0677/F	Date Valid	23.09.2024
Description of Proposal	Change of use from 3 bed dwelling to 4 bed HMO	Location	54 Mercer Street, Lisburn,
Group Recommendation	Refusal	Case Officer	Barbara Hanna
Reasons for Recommendation			
The proposal is contrary to criterion (c) of Policy HOU9 of the Lisburn and Castlereagh City Council Plan Strategy as the original property has a gross internal floorspace of less than 150 square metres and is not appropriate for conversion.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
59	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Concern regarding noise and anti-social behaviour.	LCCC Environmental Health were consulted on the proposal HMO and offered no objections.		
Concerns regarding room sizes and overcrowding.	The dwelling would provide only 96.5sqm of gross internal floorspace, remaining substantially below the 150sqm benchmark identified at criterion (c) of Policy HOU9.		
Lack of outdoor amenity space for tenants.	There is approximately 57sqm of amenity space to the rear of the property; this is considered to be acceptable in line with guidance within Creating Places.		
Loss of privacy to neighbouring gardens.	There are no additional windows proposed to overlook neighbouring gardens and access to the rear garden remains restricted to the occupants of the property No's 54, 52 and 50. The occupants of property No.54 are most likely to be impacted by neighbours using the right of way which extends to the rear and side of the building.		
Security concerns relating to Accessway.	This is outside the remit of Planning control; the onus is on individual landowners/tenants to secure their properties.		
Impact on water supply and sewerage.	NI Water were consulted and offer no objection to the proposed development.		

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Concern regarding parking/traffic/obstructing accessways.	Detail submitted within the application indicates that access arrangements for the development as proposed is via an existing unaltered access to a public road and access will be used for pedestrian use. Cycle parking can be accommodated within the enclosed private rear yard. The site is located on a bus route with a bus stop across the street opposite No.42 Mercer Street. DFI Roads have been consulted and offer no objections to the proposal.
Road safety issues – dangerous corner of the road.	DFI Roads have been consulted and offer no objections in terms of road safety.
Concern regarding insufficient space for bin storage and vermin.	Bins are currently stored within the enclosed yard to the rear of the property. It is considered that there is ample room within either the existing external yard and rear garden to store bins without hindering waste service vehicles. LCCC Environmental Health have raised no concerns regarding bin storage and they can deal with any problems relating to pest control.
Waste Management.	NI Water have been consulted as part of the application and offer no objections.
Adverse impact on health and wellbeing and quality of life.	No evidence has been provided in support of this objection.
Overconcentration of HMOs in area, negatively impacting the character of the neighbourhood.	There is limited planning history within the surrounding area to suggest an overconcentration of HMOs. The closest application found relates to 5 Alexander Avenue, Lisburn BT27 5HT (LA05/2017/0296/F) which is approximately 270m away from the application site. No evidence of other HMO's has been provided.
Devalue surrounding properties.	This is not a material planning consideration.
Increased strain on health care facilities. Set a precedent in area resulting in a lack of family homes in an area already affected by long waiting lists.	This is not a material planning consideration of determining weight in assessment of the application. There is limited planning history within the surrounding area to suggest an overconcentration of HMOs. No evidence has been submitted in support claim of long waiting lists for family homes.
Less children in the area will lead to school closures.	This is not a material planning consideration of determining weight in assessment of the application.
Loss of community cohesion.	It is unclear what this refers to, no evidence has been provided to justify this statement.

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Kitchen does not meet standards of 7m2 for this size of HMO.	The onus is on the applicant to comply with The Houses in Multiple Occupation (NI) Act 2016 and The Houses in Multiple Occupation (Living Accommodation Standard) Regulations (Northern Ireland) 2019.
Inadequate bathroom provision.	It is proposed that three bedrooms have access to their own ensuite with shower and one bedroom has access to a shower room off the landing. This is considered to be adequate provision.
Safety concerns for children and other vulnerable people.	No evidence has been provided in support of this objection.
Issues related to the physical management and maintenance of the property, including breaches of licensing conditions.	No evidence has been provided in support of this objection.
Adverse impact on character of local area.	The design of the proposal is considered to be acceptable as there are no proposed external changes to the physical appearance, or existing footprint of the property. Therefore, the local architectural form and character along Mercer Street is retained.
Correct number of sockets in each bedroom.	This information has not been provided and is not a material planning consideration of determining weight in assessment of the application.

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Item Number 5			
Application Reference	LA05/2024/0779/F	Date Valid	31.10.2024
Description of Proposal	Change of use to House in Multiple occupation	Location	49 Leathem Square, Belfast
Group Recommendation	Refusal	Case Officer	Barbara Hanna
Reasons for Recommendation			
The proposal is contrary to criterion (c) of Policy HOU9 of the Lisburn and Castlereagh City Council Plan Strategy as the original property has a gross internal floorspace of less than 150 square metres and is not appropriate for conversion.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
3	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Inadequate parking provision.	A parking survey was submitted as part of the proposal suggesting there is adequate on street parking within the immediate area, with cycle parking available within the enclosed private rear garden and within the garage (as garage discounted for parking). DFI Roads have been consulted and offer no objections to the proposal.		
Parked cars restricting traffic flow for residents, services vehicles and emergency services.	DFI Roads have been consulted and offer no objections to the proposal, as such, it is unlikely that the proposal will prejudice road safety or significantly inconvenience the flow of vehicles.		
Other residences in the vicinity of the property should have been advised of this application as additional parking would be beyond the vicinity of this property.	All relevant neighbour notifications have been completed in accordance with the requirements of Article 8(2) of the GDPO. The application has been advertised in the press. Anyone can make a representation in relation to a planning application; they do not necessarily have to be neighbour notified.		

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Use as an HMO is not permitted under the terms of the development lease (Third Schedule, Clause 4).	This is a civil matter beyond the control of the Council.
Devalue surrounding properties.	This is not a material planning consideration.