

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

**Week Ending 03<sup>rd</sup> July 2026**

Item Number 1			
<b>Application Reference</b>	LA05/2024/0386/F	<b>Date Valid</b>	17.05.2024
<b>Description of Proposal</b>	Proposed cottage refurbishment and extension with associated works (Amended plans and description)	<b>Location</b>	187 Ballylesson Road, Belfast, BT8 8JU
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Helen Mc Guinness
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>		
Precedent for future development	Each application submitted to the Council is assessed on a case-by-case basis with regard to policy provisions outlined in the local development plan and all relevant material considerations. Any future applications on adjoining or nearby lands would require site specific assessment against the relevant planning policies and as such, the approval of this application is not considered to set a precedent for unrelated future development.		
Impact on protected landscape (AONB)	<p>The site is located within an Area of Outstanding Natural Beauty and this designation has been fully considered under Policy NH6. The proposal is considered to be of appropriate scale and design to allow for modern day living standards. It is therefore considered that the proposed development would remain sympathetic in the context of the Area of Outstanding Natural Beauty and wider locality.</p> <p>The proposed development would retain the natural boundaries of the site. Moreover, the proposal indicates additional planting to further assimilate the development into the landscape. The proposed scheme would incorporate appropriate finishes and materials that are prevalent in the surrounding area. It is considered that the development would not result in an impact to the character and appearance of the surrounding area or any natural heritage assets located in proximity to the application site.</p>		

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

**Week Ending 03<sup>rd</sup> July 2026**

	The application is considered to comply with Policy NH6 of the Local Development Plan.
Nature of the proposal should be considered as a new building rather than extensions	The principle of development for the use of the subject building as a dwelling was established and secured via LA05/2021/0126/LDE consent. The proposed development has therefore been assessed as refurbishment and extension with associated works to the existing dwelling, assessed under the relevant policy HOU7 for residential extensions and alterations.
Other applications in the area refused due to traffic concerns	Each application submitted to the council is assessed on a case-by-case basis. In the assessment of this application, DFI Roads were consulted and provided no objections to the proposal subject to conditions. Therefore, the proposal is considered to be acceptable and in compliance with the policy provisions set out in policies TRA2 and TRA3 of the Local Development Plan.

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

**Week Ending 03<sup>rd</sup> July 2026**

Item Number 2			
<b>Application Reference</b>	LA05/2026/0089/F	<b>Date Valid</b>	03.02.2026
<b>Description of Proposal</b>	Erection of replacement dwelling (to replace previously damaged dwelling) solar panels to roof of existing garage, upgraded access arrangement and all associated site works	<b>Location</b>	43 Edentrillick Road, (directly opposite and to the north of No 46) Royal Hillsborough, BT26 6PG
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Michael Vladeanu
Reasons for Recommendation			
<ul style="list-style-type: none"> <li>• The proposal is contrary to Policy COU1 of the Lisburn &amp; Castlereagh City Council's 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 COU3 of the Lisburn &amp; Castlereagh City Council's Plan Strategy, in that there is no building on site to be replaced which exhibits the essential characteristics of a dwelling and as a minimum all external structural walls are substantially intact.</li> <li>• The proposal is contrary to criterion (a) Policy COU15 of the Lisburn &amp; Castlereagh City Councils Plan Strategy, in that if built the dwelling would be a prominent feature in the landscape.</li> <li>• The proposal is contrary to criterion (a) of Policy COU16 of the Lisburn &amp; Castlereagh City Councils Plan Strategy, in that if built the dwelling would be a prominent feature in the landscape.</li> <li>• The proposal is contrary to criterion (e) of Policy COU16 of the Lisburn &amp; Castlereagh City Councils Plan Strategy, in that if built the dwelling would have an adverse impact on the rural character of the area</li> <li>• The proposal is contrary to Policy NH2 of the Lisburn &amp; Castlereagh City Councils Plan Strategy, in that insufficient information has been submitted to demonstrate that the demolition of the former dwelling has not adversely affected bats and breeding birds.</li> </ul>			

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

**Week Ending 03<sup>rd</sup> July 2026**

- The proposal is contrary to Policy NH5 of the Lisburn & Castlereagh City Councils Plan Strategy, in that insufficient information has been submitted to demonstrate that the demolition of the former dwelling has not resulted in an unacceptable impact to bats, breeding birds and their habitats.

**Representations**

<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
<b>0</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>

**Consideration of Objections**

<b>Issue</b>	<b>Consideration of Issue</b>