

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

Week Ending 4th July 2025

Item Number 1			
Application Reference	LA05/2023/0300/F	Date Valid	05.04.2023
Description of Proposal	Change of house type to that previously approved, adding single storey sunrooms	Location	Sites 9 & 10 Governors Gate Demesne, Hillsborough
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		
Overlooking and separation distance	The dwellings have been assessed in terms of separation distances to boundaries, overlooking, overshadowing and overdominance and it is concluded that the distances between the proposed dwellings and any neighbouring properties is acceptable and in line with Departmental guidance. The assessment demonstrates that there is a minimum of 12.5m separation distance from the rear sunroom of the dwelling on site 9, increasing to 19m on site 10. The separation distance from first floor rear bedroom windows is greater again being 23m from the dwelling on site 10 and 16.5m on the dwelling on site 9.		
Precedent established by an application at Ferndale Dundonald in relation to minimising overlooking.	Details pertaining to another permission in Dundonald would not set a precedent for the assessment of future planning applications. Each application is assessed on its own merits.		
Issue of retaining wall and fence height and 5m structured planting not shown on plans. A revised site layout should be submitted to	On the previous planning permission relating to these lands, a 5m buffer of planting was conditioned on the western boundary of the site to maintain the biodiversity value of the site. In accordance with this condition, this buffer is shown on the site layout provided with this application. No amended plans have been requested nor received in relation to the boundary treatments. The boundary treatments as shown are deemed acceptable and in keeping with the previous planning approval on this site.		

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reflect these changes.	
A solution to minimise the severe overlooking and address the unique issues at 6 Downshire Crescent can be reached.	As above, the dwellings have been assessed in terms of separation distances to boundaries, overlooking, overshadowing and overdominance and it is concluded that the distances between the proposed dwellings and any neighbouring properties is acceptable and in line with Departmental guidance. No solution to minimise overlooking was sought from the agent by the Planning Authority nor was any provided.

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Item Number 2			
Application Reference	LA05/2023/0946/F	Date Valid	27.11.2023
Description of Proposal	Vehicle storage shed (retrospective)	Location	Approx 70m south of 7 Ravarnet Road, Ballintine, Lisburn,
Group Recommendation	Refusal	Case Officer	Michael Vladeanu
Reasons for Recommendation			
<ul style="list-style-type: none"> The proposal is contrary to Policy COU1 of the Lisburn & Castlereagh Plan Strategy 2032, in that the development is not an acceptable form of development in the countryside. The proposal is contrary to Criteria (a), (b), (f) & (n) of Policy ED9 of the Plan Strategy 2032, in that insufficient information has been submitted to demonstrate that the development is compatible with surrounding land uses and would not harm the amenities of nearby residents or result in the creation of noise nuisance and there are no satisfactory measures to assist the development to integrate into the landscape. The proposal is contrary to Criteria (a-e) of Policy COU15 of the Plan Strategy 2032, in that the building is a prominent feature in the landscape, does not cluster with an established group of buildings nor does the development blend with the landform, existing trees, slopes and other natural features which provide a backdrop and the site lacks long established natural boundaries to provide a suitable degree of enclosure for the building to integrate into the landscape and development would rely primarily on the use of new landscaping for integration. The proposal is contrary to Criteria (a), (b), (e), (f) & (g) of Policy COU16 of the Plan Strategy 2032, in that the building is unduly prominent in the landscape, does not cluster with an established group of buildings and would have an adverse impact on the rural character of the area. Furthermore, insufficient information has been submitted to demonstrate that the development would not adversely impact on residential amenity and that all necessary services, including the provision of non mains sewerage, are available or can be provided without significant adverse impact on the environment or character of the locality. 			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
2	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		

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Drainage and runoff concerns leading to pollution of surrounding land and waterway.	NIEA Water Management Unit have been consulted on the application and has considered the impacts of the proposal on the surface water environment and on the basis of the information provided are content provided the applicant refers and adheres to the relevant standing advice and subject to the caveat contained in the explanatory note.
Inadequate access, visibility splays and increased/ larger traffic on lane	The site is accessed via an existing access off the Ravarnet Road and no alterations to this access are proposed under this application. DFI Roads have been consulted on the application and raise no objection to the proposal with regards to road safety.
Impact upon residential amenity.	Due to the lack of information in relation to the operations of the shed, it has not been demonstrated that the development will have no unacceptable adverse impacts on the amenity of adjacent residential properties.

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Item Number 3			
Application Reference	LA05/2025/0004/F	Date Valid	02.01.2025
Description of Proposal	Proposed single storey extension to rear and first floor extension to side above garage footprint	Location	7 Bracken Hill Avenue, Knockbreckan, Belfast
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		
Overbearing impacts.	<p>The first-floor side extension is stepped back from both the front and rear elevations of the application dwelling, and there are no side windows on the neighbouring property. As such, this is not considered to result in a significant overbearing impact.</p> <p>The proposed rear extension would be single storey and would be stepped in from the existing side elevation closest to No.9 by over 3 metres. Given this, the siting of the proposal in a dense residential area, and the orientation of the properties, it is not considered to result in a significant level of harm in terms of overbearing impacts.</p>		
Overlooking and loss of privacy.	<p>Following the submission of the objection, revised plans were submitted addressing this issue by replacing the rear first floor window with a roof light to prevent overlooking into the neighbouring garden. The side windows on the rear extension which affected the objector were also removed.</p>		

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Item Number 4			
Application Reference	LA05/2023/0200/F	Date Valid	02.03.2023
Description of Proposal	Renewal of LA05/2017/0120/F for a replacement dwelling and garage	Location	54 Creevytenant Road, Magheraknock, Ballynahinch
Group Recommendation	Refusal	Case Officer	Helen McGuinness
Reasons for Recommendation			
<ul style="list-style-type: none"> The proposal is contrary to Policy COU1 of the Lisburn and 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. The proposal is contrary to Policy COU3 of the Lisburn and 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. The proposal is contrary to Policy COU8 of the Lisburn and Castlereagh City Council Plan Strategy, in that the proposal would add to a ribbon of development along this section of Creevytenant Road. The proposal is contrary to Policy COU15 criteria a) of the Lisburn and Castlereagh City Councils Plan Strategy, in that if built the dwelling would be a prominent feature in the landscape. The proposal is contrary to Policy COU16 criteria a) of the Lisburn and Castlereagh City Councils Plan Strategy, in that if built the dwelling would be a prominent feature in the landscape. The proposal is contrary to Policy COU16 criteria c) of the Lisburn and Castlereagh City Councils Plan Strategy, in that it would not respect the traditional pattern of settlement exhibited in that area. The proposal is contrary to Policy COU16 criteria e) of the Lisburn and Castlereagh City Councils Plan Strategy, in that and 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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