

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

Week Ending 7th November 2025

Item Number 1			
Application Reference	LA05/2025/0279/F	Date Valid	16.04.2025
Description of Proposal	Single storey extension to rear of dwelling to provide disabled user Bedroom and bathroom. Provision of ramped access from proposed new extension.	Location	47 Drumlough Gardens, Lisburn
Group Recommendation	Approval	Case Officer	Louise O'Reilly
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
1	0	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Proposed lobby roof beyond the property boundary and attached below no.45 Drumlough Gardens, upper bedroom window.	The extension has been moved to the northwest away from the upper floor window at no.45 Drumlough Gardens.		
Proposed extension built on the boundary line. Maintenance would require permission from the adjacent landowner.	The extension has been moved to the northwest away from the party boundary with no.45 Drumlough Gardens, enabling maintenance from the applicants own land.		
The extension will block light to the upper bedroom, kitchen and garden of no.45 Drumlough Gardens	The proposal has been considered in accordance with policy HOU7 and the supplementary planning guidance. The extension is of a size and scale to provide for the applicant's needs, as per the applicant's Occupational Therapist recommendation and weight is afforded to medical evidence submitted. Considering the orientation of the extension, existing boundary treatments, separation distances, consideration of the sun path and the proposal complying with the 60° angle test for single storey extensions as well as sympathetic consideration to the specific needs of the applicant, on balance it is		

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	considered that no overshadowing/loss of light to an unacceptable degree shall result from the proposed extension.
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Item Number 2			
Application Reference	LA05/2025/0404/F	Date Valid	05.06.2025
Description of Proposal	Proposed single storey extension to rear and side and partial conversion of existing garage	Location	11 Garland Hill, Belfast
Group Recommendation	Approval	Case Officer	Barbara Hanna
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
3	0	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Loss of privacy in our back garden, en-suite, stairs and landing.	The proposed utility room door is located 1.8m from the shared boundary with No.15 Garland Hill. The existing retained 1.8/2m high boundary treatment will provide considerable screening. However, in order to reduce any perceived overlooking this door is to be fitted with obscure glass and this glass is to be conditioned to be permanently retained. The proposed roof lantern will not facilitate any overlooking. The proposed step is required to access this door given the slight fall in topography. It was noted on site that there is already an existing view of the ensuite window at No.15 when standing in the rear garden of the application site.		
Overshadowing, proximity, encroachment, and impact on natural light.	The extension is positioned to the northwest of the existing dwelling. It is located 0.8m from the shared boundary with No.15 Garland Hill and 8.3m from the closest window. Given the orientation of the sun any potential impact upon No.15 is in the early morning. However, it is considered that any impact will not be significantly more than that already created by the existing 6.1m high garage at No.11 or the 1.8/2m hedge and timber fence along the shared boundary. The existing dwelling at No.15 has a greater overshadowing impact upon the side garden in the afternoon and evening. There is no unacceptable loss of light to either of the windows along the side elevation of No.15 due to an adequate separating distance of 8.3m from the proposal. These windows serve an ensuite and landing which are not habitable rooms.		
Safety and stability of existing	The submitted plans are annotated 'retaining wall to remain'. No changes to the existing retaining wall are indicated.		

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boundary retaining wall.	
Concerns regarding drainage and runoff into garden.	The proposed ground floor plan has been annotated 'All drainage will fall towards the rear of the existing house and connect to existing system'.
Potential obstructions of driveway/parking on grass by contractors.	Any issues relating to parking obstructions is a matter for the Police and not within the control of the Council.
Concern over the accuracy of the proposed ground floor plan.	Clarification was sought, the agent revisited the site and confirmed on 16 th October 2025 that the measurements on the amended plan are correct. Amended plan now distinguishes between boundary line and hedge.

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Item Number 3			
Application Reference	LA05/2025/0574/O	Date Valid	13.08.2025
Description of Proposal	Approx. 10m north of 78 Front Road, Drumbo, Lisburn	Location	Proposed dwelling and garage on a farm under Policy COU10 of Lisburn and Castlereagh City Council Local Development Plan (LDC)2032
Group Recommendation	Approval	Case Officer	Callum Henderson
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	0	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Change to views of the countryside.	The single farm dwelling would cluster with the adjacent farmyard and is largely screened from all public vantage points. Additional planting information will be conditioned to be submitted at RM stage.		
Approval would promote further applications with impacts upon wider countryside.	One farm dwelling is permitted every 10 years if policy compliant. No farm dwellings have been previously associated with this farm the proposal is therefore considered to be compliant with that criteria of Policy COU10.		