

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

Week Ending 9th May 2025

Item Number 1			
Application Reference	LA05/2024/0863/F	Date Valid	26.11.2024
Description of Proposal	Proposed erection of single storey gable extension, minor elevation changes and adaptation to existing detached garage to reduce footprint	Location	9 Cairnmore Crescent, Lisburn
Group Recommendation	Approval	Case Officer	Helen McGuinness
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		
The application site kitchen window is approximately 7 feet away from neighbouring garden. The applicant is building on the other side of the fence. Concern is that the new extension will restrict neighbouring view of the crescent and invade on privacy.	<p>During the lifetime of the application, amended plans were submitted.</p> <p>1no window is proposed to the southern flank of the extension. This window will be obscurely glazed serving a bathroom. Due to the single storey scale and sitting of the proposed development it is considered that proposed window openings would not overlook into neighbour's private amenity space.</p> <p>The proposed side extension will additionally maintain a separation distance of approximately 3.4 metres to the nearest neighbouring window to the south of the application site. Due to the scale, design and sitting, the extension is not considered to result in unacceptable loss of light into neighbouring property's ground floor window.</p> <p>The proposed massing is not considered to be overbearing, and no overlooking or loss of privacy will occur therefore the proposed development is deemed not to unduly affect the privacy or amenity of neighbouring residents.</p>		

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Item Number 2			
Application Reference	LA05/2023/0095/O	Date Valid	30.01.2023
Description of Proposal	Renewal of an extant planning permission LA05/2018/0671/O for the erection of a dwelling and a garage	Location	East and adjacent to 132 Mealough Road, Mealough Carryduff
Group Recommendation	Refusal	Case Officer	Cara Breen
Reasons for Recommendation			
<ul style="list-style-type: none"> The proposal is contrary to Policy COU1 of the Lisburn and Castlereagh City Council 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 COU7 of the Lisburn and Castlereagh City Council Plan Strategy, in that it has not been demonstrated that there is an established non-agricultural business enterprise and no site-specific need exists that makes it essential for a dwelling at this site. 			
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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Item Number 3			
Application Reference	LA05/2023/0960/O	Date Valid	05.12.2023
Description of Proposal	Proposed 2no. infill dwellings	Location	Adj to 3 Mullaghglass Road, Lisburn
Group Recommendation	Refusal	Case Officer	Cara Breen
Reasons for Recommendation			
<ul style="list-style-type: none"> ▪ The proposal is contrary to Policy COU1 of the Lisburn and Castlereagh City Council 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 COU8 of the Lisburn and Castlereagh City Council Plan Strategy, in that there is not a small gap sufficient to accommodate two dwellings within a substantial and continuously built-up frontage and the proposal would not be appropriate to the existing plot size and width. The proposal would create a ribbon of development along Mullaghglass Road. ▪ The proposal is contrary to Criteria (c) and (e) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy, in that the proposed development does not respect the traditional pattern of settlement exhibited in that area and it would result in an adverse impact on the rural character of the area. 			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
2	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Traffic congestion.	DfI Roads were consulted as part of the processing of the application. DfI Roads offer no concern to the proposed scheme in relation to traffic congestion.		
Consideration of access rights for dwellings.	Access rights is a civil (legal) matter, and it is outside the remit of Planning.		
P2 (land ownership) Challenge.	The agent was made aware of the P2 Challenge and the submission of land ownership details provided by the objector. Despite having been asked for comment on the matter on a number of occasions, nothing was forthcoming from the agent. Nonetheless, it is noted that Planning permission goes with the land and not the applicant and Planning permission does not confer title. Any issue with regards to land ownership		



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	is a civil matter for the relevant parties and it is outside the remit of Planning.
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Item Number 4			
Application Reference	LA05/2024/0302/F	Date Valid	17.04.2024
Description of Proposal	Replacement dwelling and garage and associated site works	Location	54 Creevytenant Road, Ballynahinch
Group Recommendation	Refusal	Case Officer	Michael Creighton
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 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. 			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		