

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

Week Ending 17th July 2026

Item Number 1			
Application Reference	LA05/2026/0179/F	Date Valid	05.03.2026
Description of Proposal	Erection of single storey extension, alterations to dwelling and associated site works to include widening of access.	Location	2 Kensington Park, Lisburn
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
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Impact of noise during construction.	The proposal is considered to be modest and of a proportionate scale to the existing dwelling. The construction, therefore, is anticipated to be minimal and any impact from noise will be temporary. Any excessive noise beyond the standard construction process can be challenged through the Environmental Health department of the Council.		

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

Week Ending 17th July 2026

Item Number 2			
Application Reference	LA05/2026/0307/F	Date Valid	21.04.2026
Description of Proposal	Two storey side extension to end of terrace dwelling.	Location	27 Eglantine Crescent, Lisburn
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
2	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Loss of light.	The proposal initially constituted an extension of the terrace in a north-westerly direction with no subservient features. Through amendments, the proposed extension will include a 30cm setback from both the rear and front build lines and a stepdown of the proposed ridge line of 20cm which will prevent a terracing effect. These combined amendments make for a subservient extension into the private residential amenity space of the host dwelling, with no neighbours immediate to the westerly boundary, therefore there is no unacceptable loss of light anticipated to neighbouring dwellings.		
Visual Amenity.	A 30cm setback from both the rear and front build lines has been incorporated into the proposed extension, additionally, a stepdown of 20cm is proposed for the extensions ridge line. These combined amendments make for a subservient extension, and the material palette is to mimic that of the existing dwelling. The extension is considered to be a proportionate increase to the host dwelling that would not cause harm to the character of the area, nor constitute overdevelopment.		
Privacy.	Any additional windows proposed face onto the private amenity space of the host dwelling, which is an end terrace. Separation distances would be maintained at a minimum of 26.0m and thus, there is no anticipated harm to amenity or privacy of neighbouring properties.		
Drainage and Sewerage Issues.	This proposal would see a rationalisation of the internal space of the dwelling, with the ground floor gaining new open-plan living space. The proposal would see an additional bedroom and small w.c. incorporated. Given the small scale of this extension, on what is a domestic property with an existing mains connection, it was not deemed necessary to consult NI Water due to the small-scale nature of the proposal with no anticipated drainage or sewerage concerns.		

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

Week Ending 17th July 2026

Parking.	The parking provision is to remain unchanged. There remains ample provision for parking within Eglantine Crescent with space for parking provided on-street and immediately to the rear of No. 27 Eglantine Crescent.
----------	---

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

Week Ending 17th July 2026

Item Number 3			
Application Reference	LA05/2026/0509/O	Date Valid	11.06.2026
Description of Proposal	Proposed new dwelling and garage under policy COU2 dwellings in a cluster.	Location	Site Adj to 37 Waterloo Road, Lisburn
Group Recommendation	Refusal	Case Officer	Michael Vladeanu
Reasons for Recommendation			
- The proposal is contrary to Policy COU1 of the Lisburn & 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 Criterion (c) of Policy COU2 of the Lisburn & Castlereagh City Council's Plan Strategy, in that the cluster is not associated with a focal point such as a social/community building. - The proposal is contrary to Criterion (d) of Policy COU2 of the Lisburn & Castlereagh City Council's Plan Strategy, in that the site would not provide a suitable degree of enclosure and it is not bounded on at least two sides with other development in the cluster. - The proposal is contrary to Criterion (e) of Policy COU2 of the Lisburn & Castlereagh City Council's Plan Strategy, in that the development of the site cannot be absorbed into the existing cluster through rounding off and consolidation would significantly alter its existing character by intruding into the open countryside through the creation of ribbon development. - The proposal is contrary to Policy COU8 of the Lisburn & Castlereagh City Council's Plan Strategy, in that the development would add to a ribbon of development. - The proposal is contrary to Criterion (a) of Policy COU15 of the Lisburn & Castlereagh City Council's Plan Strategy, in that the dwelling would be a prominent feature in the landscape. The proposal is contrary to Criterion (d) of Policy COU15 of the Lisburn & Castlereagh City Council's Plan Strategy, in that it lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape. - The proposal is contrary to Criterion (e) of Policy COU15 of the Lisburn & Castlereagh City Council's Plan Strategy, in that it would rely primarily on the use of new landscaping for integration.			

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

Week Ending 17th July 2026

- The proposal is contrary to Criterion (a) of Policy COU16 of the Lisburn & Castlereagh City Council's Plan Strategy, in that the dwelling would be a prominent feature in the landscape.
- The proposal is contrary to Criterion (e) of Policy COU16 of the Lisburn & Castlereagh City Council's Plan Strategy, in that 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