

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

Week Ending 19th September 2025

Item Number 1			
Application Reference	LA05/2023/0170/F	Date Valid	22.02.2023
Description of Proposal	Proposed infill dwelling and garage	Location	92 Glenavy Road, Lisburn
Group Recommendation	Refusal	Case Officer	Catherine Gray
Reasons for Recommendation			
<p>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.</p> <p>The proposal is contrary to Policy COU8 of the Lisburn and Castlereagh City Council Plan Strategy, in that the development, if approved, would add to a ribbon of development along Glenavy Road. Furthermore, the proposal does not meet the exceptions test in that the gap is not sufficient to accommodate two dwellings within an otherwise substantial and continuously built-up frontage and the buildings forming the substantial and continuously built-up frontage are not visually linked.</p>			
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 2			
Application Reference	LA05/2023/0825/O	Date Valid	17.10.2023
Description of Proposal	2 No infill dwellings with garages	Location	Lands between 28 & 30a Ballykeel Road, Moneyreagh
Group Recommendation	Approval	Case Officer	Catherine Gray
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		
Access.	<p>Concern is raised about the proposed access which is directly opposite the objector's home. He states that other access is available via Ballykeel Road to mitigate risk to Ashdene Road residents from site traffic and minimise safety concerns and disruption.</p> <p>It is acknowledged that the application site can be accessed from both the Ballykeel Road and the Ashdene Road. This application proposes access from the Ashdene Road. DfI Roads have been consulted on the proposal and raised no objections or concerns. It is considered that the proposal would not prejudice road safety or inconvenience the flow of vehicles and complies with policy TRA2 Access to Public Roads. If the development is approved, construction works and traffic are of a temporary nature and would be present until the development is completed. These are considered to be normal impacts in relation to the development of land and the issue is given little weight in the assessment of this application. That said it does not remove the obligation of the developers and their contractors to be considerate neighbours and to not cause nuisance for the duration of the works. This would be a civil/legal issue between the relevant parties.</p>		

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Item Number 3			
Application Reference	LA05/2024/0025/O	Date Valid	05.01.2024
Description of Proposal	Proposed storey and a half farm dwelling with detached garage using existing farm laneway with site selected to visually cluster with farm cluster.	Location	Farm dwelling 85m southeast of 1 Hillsborough Road, Moira
Group Recommendation	Refusal	Case Officer	Kevin Maguire
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 the proposed development is not a type of development which in principle is acceptable in the countryside. The proposal is contrary to Criteria (b) of Policy COU10 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been demonstrated that a development opportunity out with settlement limits have been sold off from the farm holding within 10 years of the date of the application. The proposal is contrary to Criteria (c) of Policy COU10 of the Lisburn and Castlereagh City Council Plan Strategy in that the new buildings are not sited to cluster with an established group of buildings on the farm, nor has it been demonstrated that the proposed alternative site is justified. 			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
2	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Potential impact on adjacent listed building.	The application has been consulted with Historic Environment Division who has considered the proposal and has raised no objections subject to the inclusion of conditions should the proposal be approved.		
Ownership issues.	The issue raised relates to the ownership of the agricultural laneway within the application site. This issue was queried with the applicant, and an amended location plan was submitted to address the issues raised. The access details were also amended demonstrating forward site distance without impacting on third party land. Further neighbour notification and advertisement was undertaken following this and no additional representations on this point have been raised.		

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Item Number 4			
Application Reference	LA05/2022/0525/F	Date Valid	26.05.2022
Description of Proposal	Dwelling and garage	Location	Site 117 Limestone Meadows, Moira
Group Recommendation	Approval	Case Officer	Joseph Billham
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
17	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Overdevelopment and scale and density exceeded.	The proposal is considered to respect the pattern of development. Taking into account the built-up nature of the residential development that is characterised by mixed density development it is considered the plot size and separation distance is not out of keeping with the surrounding area.		
Parking and turning space is limited and Impact on neighbour's access.	DFI Roads have been consulted on parking, access and manoeuvring of vehicles and offered no objections to the proposal.		
Overlooking and reduction in privacy and amenity.	It is considered the proposal given the position and separation distance shall not have any adverse impact by way of overlooking. Given the orientation of the windows no direct overlooking on adjacent properties will arise. The proposal is considered to provide reasonable space between the proposed dwelling and surrounding properties to minimise overlooking.		
Loss of light and overshadowing.	The dwelling is sited further north (10m from the turning head) and set further off the boundary with No 5 and 7. It is considered the proposal may impact on the afternoon for both No 5 and 7 by way of overshadowing however not to an unacceptable level. The dwellings at No 1 and 3 are situated at a higher ground level and may be impacted on loss of light in the morning but not to an unacceptable level. It should be noted that overshadowing to a garden area on its own will rarely constitute refusal of planning permission.		
Loss in property value.	Loss in property value is not a planning material consideration that can be given determining weight.		
Impact on view.	Whilst the right to a private view is a material consideration, it is not given determining weight as the extent of the loss of the view is subjective and		

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	cannot be quantified as a significant and adverse impact. The dwelling is set back 10m from the turning head and not completely in front of No 1.
Proximity to surrounding properties.	The proximity of the proposal dwelling is not out of keeping with the surrounding character of the area within the urban context and have appropriate space between buildings.
Contrary to criteria A and H of policy QD1 of Planning Policy Statement 7 in that the proposed development would, if permitted, fail to respect the surrounding area in terms of layout and would have an unacceptable adverse effect on existing properties in terms of overshadowing.	Following the adoption of the Plan Strategy Policy QD1 has been replaced by Policy HOU3. The layout is considered appropriate to the character and respects the surrounding context. The proposal shall not result in an unacceptable impact by way of overshadowing and loss of light due to the separation distance to neighbouring properties. The proposal is considered to comply with Policy HOU3.
Contrary to Criteria B of Policy LC1 of the PPS7 in that the pattern of the development is not in keeping with the overall character of the area.	Following the adoption of the Plan Strategy Policy LC1 has been replaced by Policy HOU8. The proposal is considered to respect the surrounding area and pattern of development and not have a detrimental impact on residential amenity. The proposal is considered to comply with Policy HOU8.
Design, bulk and orientation of the dwelling is out of character and has a negative visual impact.	The scale, size and design of the house are considered appropriate and shall not have a negative visual impact given the mix house types in the area. The orientation is considered acceptable and shall not have an adverse impact on the character of the area.
Amount of obscure glazing and velux windows.	The size and style of the windows match the surrounding area. The two rooflight windows are not excessive on the rear elevation. The use of obscure glazing is required to mitigate any concerns of overlooking.
Site levels not shown for dwelling, garage and parking area.	Ground levels and cross sections of the proposed dwelling and garage have been provided on the submitted plans.
Overlooking from existing boundary wall.	The proposed boundary treatments include tree planting and a 1.8m fencing has been that mitigate any overlooking from ground level.

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Concern raised over structural issues of boundary wall and no retaining wall indicated.	The structural integrity is outside the control of planning remit and the onus is on the developer to make sure the ground is safe.
Impact on surface water and drainage.	EHO, NIW and WMU have been consulted and offered no objections in regard to drainage and surface water.
Ownership concerns.	The appellant has completed certificate A) to certify they are in full possession of the land. Land ownership is a civil matter.
Impact on noise levels during construction.	EHO have been considered on the impact on noise and offered no objections.
Proximity of the garage to wall and being unable to access it for maintenance purposes.	Maintenance purposes is a civil matter. The separation distance is considered acceptable.
Inaccuracies in drawing submitted.	The plans are deemed to be fully accurate.
Right of way not indicated on plans.	Right of way has been shown in green in the Site Location Plan.
Land intended as green space.	The land is zoned for housing under the LAP and Draft BMAP within the settlement limit of Moira.
Impact of overgrown trees near boundary and spillover into neighbouring garden.	Maintenance of landscaping between dwelling is a civil matter and not within the remit of planning.

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Item Number 5			
Application Reference	LA05/2024/0867/F	Date Valid	02.12.2024
Description of Proposal	Replacement dwelling	Location	19 Kilwarlin Road, Hillsborough
Group Recommendation	Approval	Case Officer	Joseph Billham
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
3	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Loss of private and amenity bedroom windows on rear annex.	Taking into consideration the separation distance of 14m to the shared boundary and 30m from the first-floor window to No 21 Kilwarlin Road building to building there shall be no undue overlooking. In addition taking into account the additional landscaping and trees to be planting along the boundaries shall mitigate any overlooking concerns.		
Removal of boundary planting in advance of planning application has contributed to loss of privacy.	The Council can only assess an application based on the boundary treatments in situ. The planting schedule including embellished hedging and new tree planting is considered appropriate to minimise any unduly loss of privacy.		
Inaccuracies in drawing with regards to Landscaping proposals.	Amended plans were received in relation to additional landscaping that are considered acceptable.		
Provision to protect existing planting.	A condition shall be placed upon any decision notice for the existing planting to be retained and replanted if damaged during construction.		
Concern of overlooking from concentration of ground floor windows and doors.	Taking into consideration the existing boundary treatments and the separation distance of between 10-15m to the west boundary and between 6.6m – 13.6m from the east boundary from both sections of the dwelling there shall be not unduly overlooking caused from the ground floor fenestrations.		

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Concern of overlooking from small window in the gable end of the front annex.	The small window on the gable of the front annex does not have a first-floor element. No overlooking shall arise here.
Onlook into site from neighbours' side and from own amenity space.	The dwelling at No 21 sits at a lower ground level and taking account the existing and proposed planting schedule no unduly onlooking shall arise from No 21.
Blinds included does not mitigate overlooking concerns and evergreen note now removed.	The blinds cannot be conditioned as part of any decision notice. The separation distance, planting schedule including embellished hedging and new tree planting is considered appropriate to minimise any unduly loss of privacy and amenity.
Tree planting ineffective and not adequate to stop overlooking and hedge planting embellishments not shown.	The tree and hedge planting schedule is considered appropriate to mitigate overlooking concerns. The plans are considered to be fully accurate.

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Item Number 6			
Application Reference	LA05/2025/0468/F	Date Valid	25.06.2025
Description of Proposal	Section 54 Application regarding Proposed Variation of Condition No. 2 (pre-commencement provision of access) of Planning Approval LA05/2020/0728/F relating to a change of house type at a consented residential development at lands at Derriaghy Road, Lisburn	Location	Lands at Derriaghy Road (northeast of 7 and 9 Belmont Drive) Lisburn
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		
The previously approved access arrangements should remain in place and should be complied with prior to construction.	<p>Any relaxation of these arrangements would be unsafe, with contractor's starting on site. Vehicles accessing this busy road which will be near a crest in the road and has a 50mph speed limit.</p> <p>This variation solely relates to the timeframe of when the approved access works will be delivered. The condition as proposed was used in the original planning permission on this site. This application seeks to rationalise both previously approved permissions on this site, which is a reasonable request. DFI Roads were consulted and offered no objection to the variation of condition as proposed.</p>		

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Item Number 7			
Application Reference	LA05/2025/0213/F	Date Valid	26.03.2025
Description of Proposal	Proposed construction of 2no. infill dwellings and detached garages with associated car parking and landscaping	Location	Lands between 6 and 8 Stoneyford 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 an otherwise substantial and continuously built-up frontage. Furthermore, the proposed scheme would not be appropriate to the existing plot size and width and the buildings forming the substantial and continuously built-up frontage are not visually linked. The proposal would add to a ribbon of development along Stoneyford Road. ▪ The proposal is contrary to Criterion (c), (e) and (i) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy, in that the proposed development would, if permitted, not respect the traditional pattern of settlement exhibited in that area, it would have an adverse impact on the rural character of the area and access to the public road cannot be achieved without prejudice to road safety and significantly inconveniencing the flow of traffic. ▪ The proposal is contrary to Policy TRA2 of the Lisburn and Castlereagh City Council Plan Strategy, in that the proposal would prejudice road safety and significantly inconvenience the flow of vehicles and it would conflict with Policy TRA3 Access to Protected Routes. ▪ The proposal is contrary to Policy TRA3 of the Lisburn and Castlereagh City Council Plan Strategy, in that the proposal would not meet the criteria for development in the countryside, access cannot be reasonably achieved from an adjacent minor road, and the proposal would not make use of existing vehicular access onto the Protected Route. 			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
1	N/A	N/A	N/A

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Consideration of Objections			
Issue	Consideration of Issue		
Impact of septic tank and soakaway.	NI Water, DAERA Water Management Unit, LCCC Environmental Health and DfI Rivers were all consulted as part of the processing of the application. In their final consultation responses, they offer no concern in relation to the proposed development, subject to the inclusion of informatives with any approval. In light of these responses, the Council have no concern in respect to the proposed septic tank and soakaway.		
Why is the proposal not connected to Main sewer.	The application has been submitted with a proposed septic tank and therefore that is what has been considered by the Council. In relation to such NI Water, DAERA Water Management Unit, LCCC Environmental Health and DfI Rivers were all consulted as part of the processing of the application. In their final consultation responses, they offer no concern in relation to the proposed development, subject to the inclusion of informatives with any approval. In light of these responses, the Council have no concern in respect to the proposed septic tank.		