

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

Week Ending 25th July 2025

Item Number 1			
Application Reference	LA05/2025/0365/F	Date Valid	22.05.2025
Description of Proposal	2-storey extension to existing detached dwelling	Location	54 Magheralave Meadows, Lisburn
Group Recommendation	Approval	Case Officer	Michael Creighton
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 privacy / overlooking.	In terms of overlooking the proposed extension is to have first floor windows on the north and south facing elevations and will serve a first-floor bedroom. The north facing window will overlook the nearby road and the south facing window will overlook the applicant's rear garden. Neither windows will have a direct view into any neighbouring properties private amenity space or into any adjacent dwellings' windows. As the dwellings to the east face east and are separated from where the extension will be by their own gardens and outbuildings, along with no windows proposed to face east, no overlooking is possible. It is my planning judgment that no overlooking will be created by this extension as the first-floor windows proposed will not have a direct view into any private amenity space or habitable rooms.		
Loss of light / overshadowing.	As discussed, the proposed extension is to be built on the east side of the dwelling. The sun rises in the east, travels through south to set in the west. At no point during the day will the extension be able to overshadow the main habitable rooms of the dwellings to the east of the site. The rear elevation of the dwellings to the east of the site face west and while the sun is in the early parts of the day, the west facing elevations of these dwellings will not receive any direct sunlight. The extension has no possibility of being between the sun and these dwellings during the early part of the day, as the extension is west of these dwellings. In the later part of the day, due to the proposed location of the extension along the east facing elevation of the dwelling on site, when the sun is south and moving to west the dwelling on site and no.52 will already have degree of overshadowing, the extension will not exacerbate this as it is subordinate to the host dwelling.		

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Week Ending 25th July 2025

Noise and disruption from the proposed music room.	<p>The proposed drawings have labelled one of the proposed rooms to be used as a music room. After receiving objection to the proposed development, the agent has supplied a rebuttal to the objection and stated that the music room is to be used by the occupant for playing guitar, which already happens in the dwelling and no complaints have been made.</p> <p>As the proposed extension is for domestic use only under the application submitted, it is not planning powers to control the noise activity of the domestic use of the proposed extension. Neighbouring properties are able to report any noise nuisance to the Council Environmental Health Department when there is a nuisance.</p>
Overbearing impact and loss of outlook.	<p>The rear first floor windows of the dwellings to the east of the site, nos.1, 3 and 5, already have a direct view of the east facing elevation wall of the dwelling on site. This view is broken up by the two dwellings having detached buildings along the shared boundary with the site. While the extension will move this view closer to the dwellings, it is not considered to be a dominant outlook as the extension has been designed to be subordinate to the host dwelling and there will be a backdrop of the dwelling on site and no.52 when viewed. Nos 1 and 3 have detached buildings along the shared boundary and these will also continue to break up this view. The outlook from nos.1 and 3 could not be considered to be "hemmed in" due to the outward view being open north and south if looking directly at where the extension will be.</p>
Disruption to professional use of garden room.	<p>The possible impact of the extension on the objectors' garden room are noted. It is also noted that the garden room is an ancillary building to the dwelling and the occupant's decision to use this building for a professional working space in close proximity to the applicants' private garden area. The applicants' garden space adjacent to the garden room could be used for a range of activities which could generate noise at present in an open unenclosed area. It is considered that the extension will not exacerbate levels of noise or disruption to that which could be created at present, given that any noise generated will be enclosed within the walls of the extension.</p> <p>Any unreasonable noise should be reported through the Council Environmental Health Department when there is a nuisance, and this will be assessed by the Council.</p> <p>There are no windows in the garden room facing the proposed extension and so no overshadowing will be created by the proposed extension of the garden room.</p>
Construction noise and disruption – request for conditions and CMP.	<p>It is not reasonable for the Council to request a CMP for a minor domestic extension and any conditions the Council include in a decision notice need to be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects. The conditions referred to in the objection letter will be considered and added to any permission if deemed to meet the five tests.</p>

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Week Ending 25th July 2025

Risk of physical damage to garden room / workspace.	If any damage occurs during construction this will be a civil matter between the two parties and not a material planning consideration which can be assessed against the policy.
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Week Ending 25th July 2025

Item Number 2			
Application Reference	LA05/2022/0506/F	Date Valid	16.05.2022
Description of Proposal	Retrospective application for temporary change of use of lands from school playground to car sales and car wash and temporary retention of and change of use of former school building to office.	Location	44 Scroggy Road Glenavy
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 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 TC1 of the Lisburn & Castlereagh City Council Plan Strategy, in that it has not been demonstrated that an adequate sequential approach has been adopted that identifies that there are no suitable sites within the city/town centre. 			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	2	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		

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

Week Ending 25th July 2025

Item Number 3			
Application Reference	LA05/2024/0649/F	Date Valid	05.09.2024
Description of Proposal	Retrospective erection of ancillary machinery and plant maintenance shed to wider waste management facility and quarry. Including flood lighting	Location	Budore Quarry 15A Sycamore Road, Dundrod, Crumlin
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
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Building prominent in landscape and sits on natural skyline from Quarterland Road.	Regarding the visual impact the building is considered subordinate in size and scale with the existing material recovery facility building west of the site. The building is sited 50m back from the Sycamore Road. The building is not considered to be a prominent feature in the landscape and shall not have an unacceptable adverse impact on visual amenity.		
Impact of flood lights from existing recovery facility and new building.	Environmental Health have been consulted in relation to the flood lights and offered no objections.		
Building built without permission.	The application has been applied for retrospectively in accordance with The Planning Act (Northern Ireland) 2011, Section 55.		

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

Week Ending 25th July 2025

Item Number 4			
Application Reference	LA05/2023/0231/F	Date Valid	14.03.2023
Description of Proposal	Proposed infill 2 storey dwelling and single storey domestic garage with new site access	Location	Garden space to south of No. 33 Lisnabreeny Road, Belfast
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 whilst respecting the existing pattern of development and being appropriate to the existing plot size and width and if approved, would add to a ribbon of development along Lisnabreeny Road. The proposal is contrary to Criteria (c), (e), (f) and (g) 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 it would adversely impact on residential amenity. Furthermore, it has not been demonstrated that the provision of non mains sewerage can be provided without significant adverse impact on the environment or character of the locality. The proposal is contrary to Policy WM2 of the Lisburn and Castlereagh City Council Plan Strategy, in that it has not been demonstrated that there is an alternative and viable non mains solution for the treatment and disposal of wastewater. 			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		