

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

Week Ending 25th September 2025

Item Number 1			
Application Reference	LA05/2025/0535/O	Date Valid	22.07.2025
Description of Proposal	Proposed new dwelling and garage under policy COU2 Dwellings in a Cluster.	Location	Site adj. to 6 Belshaws Road, Upper Ballinderry, 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 Criterion (b), (c), (d) and (e) of Policy COU2 of the Lisburn and Castlereagh City Council Plan Strategy, in that the cluster does not appear as a visual entity in the local landscape, the cluster is not associated with a focal point such as a social/community building, the identified site is not bound on at least two sides with other development in the cluster and development of the site cannot be absorbed into the existing cluster through rounding off and consolidation and it would visually intrude into the open countryside through the creation of ribbon development. ▪ The proposal is contrary to Policy COU8 of the Lisburn and Castlereagh City Council Plan Strategy, in that the development would create a ribbon of development along Belshaws Road. ▪ The proposal is contrary to Criterion (e) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy, in that the development would have an adverse impact on the rural character of the area. ▪ The proposal is contrary to Policy FLD2 of the Lisburn and Castlereagh City Council Plan Strategy, in that it has not been demonstrated that the development would not impede the operational effectiveness of flood defence and drainage infrastructure, and it has not been demonstrated that it would not hinder access for maintenance. ▪ The development is contrary to Policy NH1 of the Lisburn and Castlereagh City Council Plan Strategy, in that it has not been demonstrated that the development does not have a significant effect on a European Site or a listed or proposed Ramsar Site. ▪ The proposal is contrary to Policy NH2 of the Lisburn and Castlereagh City Council Plan Strategy, in that it has not been demonstrated that the development proposal is not likely to harm a species protected by law. 			

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<ul style="list-style-type: none"> The development is contrary to Policy NH5 of the Lisburn and Castlereagh City Council Plan Strategy, in that it has not been demonstrated that the development does not result in the unacceptable adverse impact on, or damage to habitats, species or features of natural heritage importance. 			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Does not comply with Policy COU2.	As per Refusal Reason 2, the proposed development is considered to be contrary to Policy COU2 of the Lisburn and Castlereagh City Council Plan Strategy for the reasons outlined.		
Would create ribbon development.	As per Refusal Reason 2 and Refusal Reason 3, it is contended that the proposed development would read with No. 6 Belshaws Road and would create a ribbon of development.		
Loss of Privacy.	Taking the proposed notional design/layout into account, there are no concerns with regard to potential overlooking/loss of privacy of any neighbouring property to an unreasonable degree. It is acknowledged that the only proposed habitable first floor room to the rear of the dwelling would be proposed Bedroom 4. Bedroom 4 would only overlook the front of No. 6 Belshaws Road. Furthermore, it would be located a distance of circa 21 metres away with intervening vegetation.		
Overbearing impact of proposed dwelling.	Taking the central position of the proposed dwelling/garage within the application site, its scale (circa 8.3 metres above FFL), distance from neighbouring dwellings, topography of the application site in the context of surrounding topography and the existing large mature trees which bound the application site into account, there are no concerns in respect to potential loss of light/overbearing impact to any neighbouring property to an unreasonable degree.		
Concern regarding flooding.	DfI Rivers were consulted as part of the processing of the application. In their consultation response they request demonstration of a working strip. This has not been forthcoming from the Agent. As per Refusal Reason 5, the application is refused in that it has not been demonstrated that the development would not impede the operational effectiveness of flood defence and drainage infrastructure, and it has not been demonstrated that it would not hinder access for maintenance.		
Concern regarding septic tank/bio-disc.	DAERA Water Management Unit, LCCC Environmental Health and NI Water were all consulted as part of the processing of the application. In their final consultation responses they offer no objection to the proposed scheme, subject to the inclusion of informatives with any approval. In light of this, there are no concerns in relation to the proposed septic tank.		

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Impact on rural character.	It is contended that the proposed development would have an adverse impact on rural character through the creation of ribbon development on Belshaws Road.
Concern regarding road safety.	DfI Roads were consulted as part of the processing of the application. In their final consultation response, DfI Roads offer no objection to the proposal, subject to the inclusion of 3no. stipulated conditions with any approval. Therefore, there are no concerns in relation to the proposed scheme and its impact on road safety.
Set a precedent.	Each Planning application is assessed on its own merit.