

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

Week Ending 26th June 2026

Item Number 1			
Application Reference	LA05/2026/0250/F	Date Valid	31.03.2026
Description of Proposal	Single storey rear extension to kitchen and family area	Location	7 Mount Regan Avenue, Belfast
Group Recommendation	Approval	Case Officer	Barbara Hanna
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		
Construction works have commenced prior to the determination of the planning application.	Works had not commenced at the time of the site visit. Opening an enforcement case is deemed unnecessary as the processing of the application is at an advanced stage with a recommendation to approve. Any unauthorised works carried out prior to approval are at the applicant's own risk.		
Proposed decking area would increase opportunities for overlooking into neighbouring properties.	There is no proposed decking as part of this application. The rear elevation includes a set of glazed patio doors serving the family area/snug. These glazed doors are located 14.2m from the eastern boundary with No's 34 and 36 Ballyregan Road. There are three steps directly off the patio doors which project a further 1.1m towards the eastern boundary. A separating distance of more than 10m is considered an adequate separating distance, in line with guidance within Creating Places, to prevent any unacceptable overlooking.		
Proposed external materials are out of character with both the host property and the surrounding area.	A render finish is considered to be acceptable as other houses within the surrounding area include a render finish, e.g. houses within Cherryhill Park and Grangewood Chase, as well as an extension to the rear of 31 Ballyregan Road.		

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Item Number 2			
Application Reference	LA05/2022/0078/F	Date Valid	20.01.2022
Description of Proposal	Development of 12 no dwellings incorporating amended site layout of planning approval LA05/2016/0702/F	Location	Lands at No 5 Glen Road, Glenavy
Group Recommendation	Refusal	Case Officer	Kevin Maguire
Reasons for Recommendation			
<ul style="list-style-type: none"> • The proposal is contrary to Policy HOU3 in that an overall design concept, in accordance with Policy HOU6 has not been submitted to demonstrate that the proposal draws upon the positive aspects of, and respects the local character, appearance and environmental quality of the surrounding area. • The proposal is contrary to Criteria (a) of Policy HOU3 of the Lisburn and Castlereagh Plan Strategy, in that the proposal does not respect the surrounding context and is not appropriate to the topography of the site in terms of layout of buildings and landscaped and hard surfaced areas. • The proposal is contrary to Criteria (b) of Policy HOU3 of the Lisburn and Castlereagh Plan Strategy, in that the proposal does not respect the existing landscape feature (watercourse) along the western boundary of the site that needs to be protected and suitably integrated into the overall design and layout of the development. • The proposal is contrary to Criteria (b) of Policy HOU4 of the Lisburn and Castlereagh Plan Strategy, in that insufficient details have been provided to demonstrate that landscape area form an integral part of the development along the south eastern boundary of the site to soften the visual impact and assist in its integration with the surrounding area. • The proposal is contrary to Criteria (b) of Policy HOU8 of the Lisburn and Castlereagh City Council Plan Strategy, in that it would result in a pattern of development that is not in keeping with the local character, environmental quality and existing residential amenity of the established residential area, and would not meet all of the criteria set out in Policies HOU3 and HOU4. • The proposal is contrary to Policy WM2 of the 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, as the current wastewater infrastructure does not have the capacity to support the current use, adding to a pollution problem. 			

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- The proposal is contrary to Criteria a) and b) of Policy NH1 of the Plan Strategy in that the development proposal is likely to have a significant impact on a European Site and a listed or proposed Ramsar Site.
- The proposal is contrary to Policy NH2 of the Plan Strategy in that, has not been demonstrated that the development is not likely to harm species protected by law.
- The proposal to be contrary to Criteria (a) of Policy NH3 of the Plan Strategy, in that it has not been demonstrated that the development will have no adverse impact on the integrity of a site of National Nature Conservation importance.
- The proposal is contrary to Policy NH5 of the Plan Strategy, in that it has not been demonstrated that the development is not likely to result in the unacceptable adverse impact on, or cause damage to known habitats, species or features of natural heritage importance or that the benefits of the proposed development outweigh the value of habitat, species or feature.
- The proposal is contrary to Policy FLD1 of the Lisburn and Castlereagh City Council Plan Strategy, in that part of the proposed development is located within the 1 in 100 year fluvial flood plain and it has not been demonstrated that the proposal constitutes an exception to the policy and that there will be no flood risk as a result of the development.
- The proposal is contrary to Policy FLD3 of the Lisburn and Castlereagh City Council Plan Strategy, in that it has not been adequately demonstrated through a Drainage Assessment that adequate measures will be put in place so as to effectively mitigate the flood risk to the proposed development and from the development elsewhere.

Representations

Objection Letters	Support Letters	Objection Petitions	Support Petitions
2	N/A	N/A	N/A

Consideration of Objections

Issue	Consideration of Issue
Trees along the riverbank are protected and should not be removed.	A Development Impact Plan and Tree Survey have been submitted in support of the application. The plan has detailed that a number of trees that are to be removed along the riverbank however the Tree Survey has categories these as in poor condition, with some already dead. In this respect it is considered that the removal of these trees is considered acceptable. It is also considered that the majority of these trees will be retained.
Request that no additional dwellings are granted.	The application as submitted, which proposes 12 dwellings, is the proposal currently under consideration and what the Council has based their assessment on. If further dwellings are proposed this will subject to a separate application which will need to be considered on its own merits.

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<p>Concerns regarding issues relation to social housing.</p>	<p>The application proposes 12 dwellings which requires the development to provide a level of affordable housing provision under Policy HOU10. Should the application be approved, this will require 3 dwellings to be provided as affordable. It is not considered that this will result in the problems highlighted in the letter of representation however should any anti-social behaviour result from the development of the site this would fall outside the remit of planning.</p>
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