

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

Week Ending 28th August 2026

Item Number 1			
Application Reference	LA05/2026/0594/F	Date Valid	16.07.2026
Description of Proposal	Erection of 2No dwelling internal garages at Sites 8 & 9 replacing previously approved dwellings under Application LA05/2022/0018/F	Location	126 Hillsborough Road, Lisburn, BT28 1JZ
Group Recommendation	Approve	Case Officer	Michael Vladeanu
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		
Retaining wall height and land stability	Drawing Nos. 02 and 04 show a 1.5-metre-high retaining wall along part of the northern garden area to provide access to the higher section of the garden. The retaining wall along the northern boundary would remain as previously approved, and no concerns are raised in relation to its height or stability		
Lack of engineering and drainage information	The engineering and drainage arrangements remain as previously approved under LA05/2022/0018/F. NI Water, NIEA Water Catchment Unit and LCCC Environmental Health have been consulted and raise no objection to the proposal		
Insufficient drawings showing impacts on neighbouring properties	The site layout plan confirms that the dwellings would remain in the same position as approved under the previous application. There would be approximately 23 metres between the rear elevations of the proposed dwellings and the shared boundary with the dwellings to the north, and approximately 34 metres between the opposing rear elevations. Although the proposed dwellings would be approximately 0.4 metres higher than those previously approved, these separation distances are sufficient to avoid an unacceptable impact on neighbouring properties through loss of light, overlooking or overshadowing. LCCC Environmental Health has been consulted and raises no objection		
Unclear extent of the increase in	Although the ridge height is not annotated on the submitted drawings, it has been measured as approximately 0.4 metres higher than the dwellings previously approved under LA05/2022/0018/F. The applicant is		

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building height and massing	not required to submit an annotated ridge-height drawing, provided the drawings are appropriately scaled. Such drawings have been submitted in this case
Potential overshadowing and residential amenity impacts	The site layout plan confirms that the dwellings would remain in the same position as approved under the previous application. There would be approximately 23 metres between the rear elevations of the proposed dwellings and the shared boundary with the dwellings to the north, and approximately 34 metres between the opposing rear elevations. Although the proposed dwellings would be approximately 0.4 metres higher than those previously approved, these separation distances are sufficient to avoid an unacceptable impact on neighbouring properties through loss of light, overlooking or overshadowing. LCCC Environmental Health has been consulted and raises no objection
Concerns that some submitted drawings may not accurately reflect the approved scheme	The red line boundary relates only to plots 8 and 9 of the approved scheme and demonstrates that an appropriate level of accommodation can be provided on the site

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Item Number 2			
Application Reference	LA05/2026/0224/F	Date Valid	24.03.2026
Description of Proposal	Proposed single storey extension to rear of property.	Location	66 Lagan Walk, Lisburn, BT28 1NN
Group Recommendation	Approval	Case Officer	Adam Mitchell
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		
Extension will have significant impact to the amount of light entering rear window and garden.	The extension is single storey in nature and a Daylight test conducted as part of the assessment indicates that the proposal satisfies the 60-degree daylight guideline. Consequently, adequate levels of natural daylight would continue to be available to the neighbouring habitable room. Furthermore, having regard to the modest domestic scale of the extension, together with the specific accessibility requirements of the applicant, the proposal is not considered to result in an unacceptable adverse loss of daylight or overbearing impact.		