

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

**Week Ending 28th November 2025**

Item Number 1			
<b>Application Reference</b>	LA05/2025/0431/F	<b>Date Valid</b>	13.06.2025
<b>Description of Proposal</b>	Side extension to existing dwelling including changes to front fenestration	<b>Location</b>	14 Millmount Village Park, Dundonald
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Jordan Campbell
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
The proposal would not visually harmonise with the appearance and character of the area.	The pitched roof design is proposed to match that of the host dwelling, and the external render is a common finish within the locality and street scene. The proposal is considered acceptable in design terms and would not adversely impact the area's character.		
The proposed new box-shaped bay window would not fit in with the existing dwellings.	While this would introduce a new window style, it is considered that any impact on the area's visual amenity arising from the bay window would be negligible.		
The proposal would result in loss of privacy.	The extension contains no windows on the side elevation, and the proposed first floor rear bathroom window would be obscurely glazed. The development would therefore not result in any notable overlooking or loss of privacy.		
The proposed extension due to its scale and positioning would overshadow the adjacent neighbouring	It is acknowledged that the proposal could have a limited impact on a single ground floor kitchen window in the side elevation. However, any reduction in daylight would be minor, limited to early morning hours. The effect is therefore not considered sufficiently adverse to warrant a refusal.		

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property, resulting in an adverse loss of daylight.	
The associated construction works would result in a disturbance of the peace.	Such works would be limited to reasonable daytime hours, and any disturbance would be temporary, minor, and within acceptable limits.

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Item Number 2			
<b>Application Reference</b>	LA05/2024/0313/F	<b>Date Valid</b>	22.04.2024
<b>Description of Proposal</b>	Change of use from existing shop area to single storey café.	<b>Location</b>	15 Main Street, Glenavy, Crumlin
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Helen McGuinness
Reasons for Recommendation			
<ul style="list-style-type: none"> <li>The proposal is contrary to Criteria a) of Policy TC5 of the Plan Strategy in that it has not been demonstrated that the proposal meets a local need.</li> <li>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.</li> <li>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.</li> <li>The proposal is contrary to Policy NH2 of the Plan Strategy in that, it cannot be demonstrated that the development is not likely to harm species protected by law.</li> <li>The proposal is contrary to Policy NH3 of the Plan Strategy, in that the development is likely to have an adverse impact on a site of national importance.</li> <li>The proposal is contrary to Policy NH5 of the Plan Strategy, in that it has not been demonstrated that either the development is not likely to result in an adverse impact on, or 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.</li> </ul>			
Representations			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
0	N/A	N/A	N/A
Consideration of Objections			
<b>Issue</b>	<b>Consideration of Issue</b>		

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Item Number 3			
<b>Application Reference</b>	LA05/2025/0626/F	<b>Date Valid</b>	29.08.2025
<b>Description of Proposal</b>	Variation of Condition 18 previously approved under LA05/2019/0701/F	<b>Location</b>	Lands adjacent to 9 Bridge Cottages, Moybrick Road, Dromara
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Sinead McCloskey
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
8	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
The approved development has commenced without having resolution to condition 18.	It was observed on site that some site clearance work had commenced within the field. Works relating to the drainage network did not appear to have commenced. This application seeks to alter the details of Condition 18 to allow the development to commence prior to the construction of the drainage network, with these details to be agreed before these works start. DFI Rivers were consulted. They responded stating that they have no objection to this condition being varied to allow the commencement of other development on the site, with the drainage network only permitted to be constructed when a final drainage assessment has been agreed with the Planning Authority. This condition will be attached to a decision notice, Varying Condition 18 on the decision notice issued for LA05/2019/0701/F.		
The proposed development will create flooding issues for the existing houses on the periphery of the building site.	DFI Rivers were consulted. They responded stating that they have no objection to this condition being varied to allow the commencement of other development on the site, with the drainage network only permitted to be constructed when a final drainage assessment has been agreed with the Planning Authority. This condition will be attached to a decision notice, Varying Condition 18 on the decision notice issued for LA05/2019/0701/F. As such no concerns were raised with regard to flooding for any adjacent dwellings.		

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Item Number 4			
<b>Application Reference</b>	LA05/2025/0474/F	<b>Date Valid</b>	27.06.2025
<b>Description of Proposal</b>	Retrospective application for the provision of a temporary modular building containing a single classroom and toilets and associated site works.	<b>Location</b>	Brooklands Primary School 2a Brooklands Avenue, Belfast
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Barbara Hanna
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
1	N/A	N/A	N/A
Consideration of Objections			
<b>Issue</b>	<b>Consideration of Issue</b>		
Notification that construction has already commenced.	Amended application form was received updating proposal description to retrospective		

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Item Number 5			
<b>Application Reference</b>	LA05/2025/0602/F	<b>Date Valid</b>	21.08.2025
<b>Description of Proposal</b>	Proposed covered external patio area	<b>Location</b>	20 Lisnabilla Road, Moira, Craigavon
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Cara Breen
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
1	N/A	N/A	N/A
Consideration of Objections			
<b>Issue</b>	<b>Consideration of Issue</b>		
Flooding Lisnabilla Road.	DfI Rivers were consulted as part of the processing of the application, DfI Rivers offer no objection to the proposed development. Taking this into account, there are no concerns in relation to potential flooding arising from the development.		
Cars are parked along the roadside.	The application pertains only to a modest sized extension to the existing building to provide a covered external patio area. By its nature, it is not perceived that it would directly result in generating additional traffic to the site. The proposed development would be sited to the rear of the host building, and it would not encroach on existing vehicular parking arrangements. DfI Roads offer no objection to the development, Taking this into account, there are no concerns in relation to parking.		

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Item Number 6			
<b>Application Reference</b>	LA05/2025/0103/F	<b>Date Valid</b>	11.02.2025
<b>Description of Proposal</b>	Proposed new dwelling.	<b>Location</b>	Lands to Southwest of 49 Ballycolin Road, Dunmurry
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Cara Breen
Reasons for Recommendation			
<ul style="list-style-type: none"> <li>The development 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.</li> <li>The development is contrary to Policy COU6 of the Lisburn and Castlereagh City Council Plan Strategy, in that it has not been satisfactorily demonstrated that there are compelling and site-specific reasons related to the applicant's personal and domestic circumstances for a dwelling in the countryside.</li> <li>The development is contrary to Criterion (a) of Policy COU6 of the Lisburn and Castlereagh City Council Plan Strategy, in that it has not been satisfactorily demonstrated that a new dwelling is a necessary response to the particular circumstances of the case and that genuine hardship would be caused if Planning permission were refused.</li> <li>The development is contrary to Criterion (b) of Policy COU6 of the Lisburn and Castlereagh City Council Plan Strategy, in that it has not been satisfactorily demonstrated that there are no alternative solutions to meet the particular circumstances of the case.</li> <li>The development 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 2 dwellings within an otherwise substantial and continuously built-up frontage. The development would create a ribbon of development along Ballycolin Road.</li> <li>The development is contrary to Criterion (d), (e), (f) and (g) of Policy COU15 of the Lisburn and Castlereagh City Council Plan Strategy, in that the site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape, it would rely primarily on the use of new landscaping for integration, the design of the building is inappropriate for the site and its locality and ancillary works would not integrate with their surroundings.</li> <li>The development is contrary to Criterion (c), (e) and (h) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy, in that it would not respect the traditional pattern of settlement exhibited in that area, it would, if permitted, have an adverse impact on the rural character of the area and the impact of ancillary works would have an adverse impact on rural character.</li> </ul>			

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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 7			
<b>Application Reference</b>	LA05/2025/0281/F	<b>Date Valid</b>	11.04.2025
<b>Description of Proposal</b>	Proposed demolition of existing structures on site and erection of 2 no. detached dwellings, including car parking, landscaping, private amenity space and all other associated site works	<b>Location</b>	Lands at 47 Derriaghy Road, Lisburn
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Louise O'Reilly
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
144	N/A	N/A	N/A
Consideration of Objections			
<b>Issue</b>	<b>Consideration of Issue</b>		
The building is a listed building afforded protection under the Planning (Listed Buildings and Conservation Areas) (NI) 1991 and cannot be demolished. Due to its historical value, it should be listed	The building is not a Listed Building. The building was not listed in the first survey by HED. In the second survey it was partially surveyed, however it is stated that ' <i>it is not of sufficient architectural or historic interest to warrant a full survey. A roadside public house in much altered vernacular style. Remodelling followed a petrol bomb attack in the late twentieth century.</i> '		
Proposal is contrary to the Strategic Planning Policy Statement (SPPS) and policies BH8 and BH10 of Planning Policy Statement 6 Planning Archaeology and the Built Heritage.	The building is not Listed. Planning Policy Statement 6 Planning, Archaeology and the Built Heritage has also been superseded by the adoption of the Lisburn and Castlereagh City Council Plan Strategy 2032. All policies relating to it being a listed building are not engaged		
Decision makers should prioritise	The Council is required to assess and determine the proposal before them in relation to planning policy.		

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preservation and consider alternative plans that allow The Speckled Hen to remain a meaningful part of our future.	
Proposal should be rejected in the interest of historical preservation, cultural continuity and respect for our shared past.	The building is not a Listed Building. Consent to demolish is not required.
Amended proposal reduction from 3no. dwellings to 2no. dwellings, still requires demolition of the historic pub.	The proposal includes the demolition of the public house to facilitate the proposed 2no. dwellings. Consent to demolish is not required.
Building could be repurposed to be used by local council to host events, a community centre focal hub or retained and sold as a private business.	The Council is required to make an assessment and determination of the proposal before them.
Only the closest newest residents have been neighbour notified.	The application has been neighbour notified in accordance with the legislation set out in Section 8 (1) of The Planning (General Development Procedure) Order (Northern Ireland) 2015. Neighbour notification letters were served to identified occupiers of neighbouring land abutting the application site. The Council has complied with its statutory obligation.
Locals should be consulted about what happens with the site.	The application has been neighbour notified in accordance with the legislation set out in Section 8 (1) (b) of The Planning (General Development Procedure) Order (Northern Ireland) 2015. The application was advertised in the Belfast Telegraph in accordance with Section 8 (1) (a) of The Planning (General Development Procedure) Order (Northern Ireland) 2015. The Council has fulfilled its statutory obligations.
Proposal is contrary to policy QD1 of Planning Policy Statement 7 Quality Residential Environments in that it lacks quality design and contextual understanding.	Planning Policy Statement 7 Quality Residential Environments has been superseded by the Lisburn and Castlereagh City Council Plan Strategy 2032. The proposal has been assessed in accordance with the prevailing planning policies and is considered to be in accordance with policies HOU1, HOU3, HOU4 and HOU8.

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<p>The plan led Lisburn and Castlereagh City Council has identified a number of other available alternative preferred housing sites to bypass these sites would undermine the integrity of the development plan.</p>	<p>The spatial strategy part of the Lisburn and Castlereagh City Council Plan Strategy, the Local Policies Plan has not been completed. The adopted Lisburn Area Plan 2001 designates the site within the settlement limit as white land, the principle of residential development at this location is acceptable in accordance with the statutory adopted plan.</p>
<p>The proposal is premature and contrary to the spatial strategy of the Local Development Plan and is misaligned with regional housing supply objectives that seek to balance growth with conservation.</p>	<p>Considering the scale of the proposal, for 2no. dwellings, the granting of planning permission will not prejudice the outcome of the plan process.</p>
<p>Proposed height of dwellings presents significant risk of reduced natural light and overshadowing to the property at no.1 Old Church Heights.</p>	<p>The proposed dwelling at plot 2 is to have a ridge height of 10.3m from finished floor level. The proposal has reduced the number of dwellings from 3no. to 2no. and in turn has enabled re-orientation of the dwellings within the site. The proposed dwellings now follow the established building line in the adjacent Old Church Heights. The proposed sections show the proposed dwellings will sit at a lower level to that of the dwellings at Old Church Heights. Considering this and the proposed ridge height of the existing dwelling at no.1 Old Church Heights and the proposed dwelling at plot 2, the proposed dwelling will sit approximately 0.56m above the ridge of no.1 Old Church Heights. Considering these factors and the sun path it is considered on balance that the proposed dwellings will not result in an unacceptable degree of overshadowing or loss of light to the occupier of no.1 Old Church Heights.</p>
<p>Proximity of dwellings will lead to a substantial loss of privacy due to direct overlooking.</p>	<p>The proposed separation distance between the dwelling at plot 2 and the objector's property at no.1 Old Church Heights is 13.8m. The existing mature hedging along the eastern site boundary, between the site and the objector's property is to be retained, which will provide screening at ground floor level. At first floor level one window is proposed on the eastern elevation for a walk-in wardrobe, a non-habitable room. Rear windows will outlook on to the properties own rear garden area. Whilst one window is present in the western elevation of the objector's property, on balance due to the sufficient separation distances proposed it is considered that the proposal will not result in an unacceptable degree of overlooking to the occupier of no.1 Old Church Heights. The proposal complies with criterion i) of policy HOU4.</p>

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The inclusion of chimneys raises concerns about potential air quality degradation from increased smoke pollution	Environmental Health were consulted and offer no objection. Concerns regarding air quality are dealt within under the relevant Environmental Health legislation.
Area overwhelmed with new build homes, but the infrastructure has not been updated.	Statutory consultees including DFI Roads and NI Water were consulted and offered no objections to the proposal.

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Item Number 8			
<b>Application Reference</b>	LA05/2024/0321/O	<b>Date Valid</b>	22.04.2024
<b>Description of Proposal</b>	Dwelling and garage (Infill site)	<b>Location</b>	55m west of 21 Edenturcker Road, Glenavy, Crumlin
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Kevin Maguire
Reasons for Recommendation			
<ul style="list-style-type: none"> <li>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.</li> <li>The proposal is contrary to Policy COU8 of the Lisburn and Castlereagh City Council Plan Strategy, in that a substantial and continuously built-up frontage does not exist at this location and the buildings are not visually linked. The proposed development would not be appropriate to the existing plot size and width of neighbouring buildings and, if approved, would add to a ribbon of development along a private laneway.</li> <li>The proposal is contrary to Criteria d) and e) of Policy COU15 of the Lisburn and Castlereagh City Council Plan Strategy, in that the proposed site lacks long established boundaries to provide a suitable degree of enclosure and would primarily rely on the use of new landscaping for integration.</li> <li>The proposal is contrary to Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy, in that the proposed development does not respect the traditional pattern of settlement exhibited in that area and it would, if permitted, result in an adverse impact on the rural character of the area.</li> </ul>			
Representations			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
0	N/A	N/A	N/A
Consideration of Objections			
<b>Issue</b>	<b>Consideration of Issue</b>		