

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

Week Ending 5th December 2025

Item Number 1			
Application Reference	LA05/2024/0835/F	Date Valid	18.11.2024
Description of Proposal	Retention of car storage yard	Location	Lands to the rear of Nos 12-16 Beechfield Manor, Aghalee
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
16	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Issue of access and laneway being unsuitable and no visibility splays present.	The existing access is being utilised and DFI Roads have no objection to the access arrangement, parking and manoeuvring on site.		
Large lorries delivering.	Within the supporting statement it is stated no bulk deliveries take place and this is on a singular basis when delivering individual cars. In event of approval a condition relating to hours of operation shall be applied.		
Size of the site will enable the car dealer to expand and operate business from the site for car sales, car repairs and storage.	The proposal is seeking retrospective permission for car storage. Should the site be used for other purposes including car repairs or sales that could be subject to Planning Enforcement action.		
Impact of pollution.	LCCC Environmental Health have been consulted in relation to the impact on pollution and offered no objections.		
Impact on property value.	Loss in property value is not a planning material consideration that can be given determining weight.		
Impact on quality of life and out of place in rural setting and residential area.	The scale and size of development is considered appropriate to the surrounding area within the settlement limit of Aghalee. The site shall be conditioned to have the opening hours that shall not exceed 0800 – 1800 Monday to Friday and 08:00 – 13:00 on Saturday with no activity on Sundays. The proposal shall not have an adverse impact on the character of the settlement limit.		
Unauthorized surveillance from	Upon recent site inspection on 25/11/25 the CCTV cameras have been removed from the site.		

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CCTV lead to overlooking.	
Trespassing on land and use nearby residents.	Land ownership issues between the applicant and the objector is a legal issue between the relevant parties.
Clearance and repurposing of laneway result in environmental impacts.	The application is retrospective in nature with no adverse impact on the natural heritage.
Proceeded without proper planning permissions and no consultation with residents.	The application has been applied for retrospectively in accordance with The Planning Act (Northern Ireland) 2011, Section 55. All neighbour notifications have been carried out.
Damage to adjoining fences during access clearance and to secure gates.	Damage to adjacent properties is a civil matter between third parties that is outside the remit of planning.
Application form incorrect for staff vehicles.	The application form indicates 1 – 2 staff visit per day and within the supporting statement it is between 0 – 5 during the day depending on customers requesting to see cars that need transported to the business premises on Soldierstown Road.
Using laneway outside of daytime hours by applicant for motorbikes and racetrack.	The site shall be used for storage purposes in connection with the existing businesses on Soldierstown Road. Any additional unapproved use of the laneway should be reported to the Planning Enforcement Team for consideration in relation to the approved use.
Impact on privacy on use of laneway.	There shall be no undue impact on privacy from the use of cars using the laneway due to the fence boundary present along the laneway.
Application form Section 6 is incorrect and misleading for retention of development.	The application form is accurate the proposal has been applied for retrospectively in accordance with The Planning Act (Northern Ireland) 2011, Section 55.
No drainage provision.	LCCC Environmental Health, NI Water and NIEA Water Management Unit were consulted and offered no objection.
Construction of earth mound has restricted access to gate to maintain boundary hedge.	Earth mound has been referred to Planning Enforcement. Access for maintenance works is a civil matter.
Yard used at weekends and outside of reasonable hours.	In the event of approval, the site shall be conditioned opening hours shall not exceed 0800 – 1800 Monday to Friday and 08:00 – 13:00 on Saturday with no activity on Sundays.

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Anti-social behaviour from site.	The appellant has demonstrated upon taking over the site it has been cleared and made safe. The site has access gates at the front of the site onto Lurgan Road and at the bottom of the laneway to deter any anti-social behaviour.
Fire Hazard and no access to fire appliance.	Environmental Health have been consulted and offered no objections.
Yard being used for farm animals.	The application is only for the change of use relating to car storage on site. The keeping of livestock has been referred to Planning Enforcement.

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Item Number 2			
Application Reference	LA05/2025/0606/F	Date Valid	21.08.2025
Description of Proposal	The proposal includes the construction of a single-storey side extension wrapping around to the rear and a first-floor rear extension. At ground level, the extension will create an open-plan kitchen, dining, and snug area, as well as a utility and storage room, adding approximately 42.3m ² of additional floor space. The first-floor extension will accommodate a new ensuite and walk-in wardrobe, adding approximately 9.5m ² .	Location	30 Fairfields Manor, Lisburn
Group Recommendation	Approval	Case Officer	Jade Gillespie
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		
The proposal will significantly alter the massing and scale of the property.	The proposal is considered to be appropriately scaled to ensure it does not appear as a prominent or dominating addition to the host property. It also utilises materials matching to the host property which allows the extension to appear subordinate.		
The first-floor rear extension may introduce new windows that will	The proposal involves the removal of 2no first floor windows on the rear elevation of the dwelling to make way for the proposed first floor extension. The proposed first floor extension will have 1no window on its rear elevation which will serve an ensuite. A condition will be added to		

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overlook my rear garden and habitable rooms, infringing on my right to privacy.	obscure this window to prevent any unacceptable overlooking on adjacent properties.
The increased height and depth of the rear extension may cast shadows over my property, particularly in the late afternoon and evening, reducing natural light and affecting enjoyment of my home.	The application proposes a part single, part two-storey side and rear extension. Both elements of the proposed extension will have a flat roof. The ground floor element of the proposal will reside a minimum distance of 3.95 metres and a maximum distance of 6.51 metres from the boundary shared with No.40 Fairfield Manor. The two-storey element of the extension will reside 8.00 metres from this same boundary. No element of the proposal will be higher than the ridge of the main dwellinghouse. No.40 sits north of the site and on a lower ground level. Given the orientation of the dwelling in comparison to No.40 and the scaling and position of the proposed extension, it is not considered that the proposal would result in a significantly detrimental degree of overshadowing or loss of light to No.40.
The bulk and design of the extension, as shown in the submitted plans, appear out of character with the surrounding properties and may dominate the outlook from my rear windows.	The proposed extension will not have an acceptable impact on the character of the surrounding area due to its appropriate scaling and the fact that it will not be directly viewable from the street scene, with the exception of the front elevation of the single storey side element. The closest part of the extension to the boundary shared with No.40 is single storey. In addition to this, the first-floor element of the extension does not extend beyond the rear elevation of the existing two-storey rear projection at the property. As highlighted above, all elements of the extension are adequately set away from this neighbouring boundary.
The plans show a significant reduction in garden space and driveway length, which may compromise off-street parking and increase pressure on communal areas.	The proposal will result in a reduction of amenity space. Despite this, the proposal is considered to be appropriately scaled and positioned. It is considered that a sufficient amount of amenity space will remain to serve the occupiers of the host property following the erection of the extension. While the proposal will reduce the amount of space on the driveway, sufficient on-street parking will still be available at the site.
The design, while attempting to match existing materials, introduces a modern mass that disrupts the	PPS 7 is no longer the relevant policy for consideration since the adoption of the Plan Strategy 2032 in September 2023. As highlighted above, the proposal has been appropriately scaled, designed and positioned to have an acceptable impact on the character of the host property, the street scene and the wider surrounding area. In addition to the above, the majority of the proposal will not be directly viewable to the

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rhythm and scale of the streetscape. This contravenes Policy QD 1 of PPS 7, which requires that new development respects the character of the area.	street scene apart from the front elevation of the single storey side element
Restricted Working Hours: Construction should be limited to 8am–5pm Monday to Friday. No work should occur on Saturday, Sundays or public holidays.	The onus is on the applicant to ensure no disturbances are caused outside of standard construction hours.
Use of heavy machinery and noisy operations should be strictly regulated, with noise levels kept within acceptable limits under The Control of Noise (Code of Practice) (Northern Ireland) 2006.	Any noise disturbances are considered to occur during the construction phase only which will be for a temporary period of time. Any impact on neighbouring amenity is not considered to be long term and permanent.
Adequate screening and cleaning protocols should be enforced to prevent nuisance from dust, debris, and construction waste.	Dust and debris are considered to occur during the construction phase only which will be for a temporary period of time. Any impact on neighbouring amenity is not considered to be long term or permanent.