

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

**Week Ending 5th September 2025**

Item Number 1			
<b>Application Reference</b>	LA05/2022/0490/O	<b>Date Valid</b>	11.05.2022
<b>Description of Proposal</b>	Site for dwelling & garage	<b>Location</b>	Adjacent to 30m East of 21 Waterloo Road Lisburn
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Cara Breen
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 COU7 of the Lisburn and Castlereagh City Council Plan Strategy, in that it has not been demonstrated that there is an established non-agricultural business enterprise and that there is a site specific need that makes it essential for a dwelling at this site.</li> <li>The development is contrary to Policy NH2 of the Lisburn and Castlereagh City Council Plan Strategy, in that it has not been demonstrated that the development does not harm a species protected by law.</li> <li>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.</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 2			
<b>Application Reference</b>	LA05/2024/0799/F	<b>Date Valid</b>	06.11.2024
<b>Description of Proposal</b>	Farm building for livestock and farm machinery	<b>Location</b>	90m southwest of 135 Pond Park Road, Lisburn
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Emma Forde
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 COU12 criteria a), b), c) and d) of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been demonstrated that the agricultural business is currently active and established (for a minimum of 6 years), that the proposed building is necessary for the efficient use of the agricultural holding or forestry enterprise, that the building, in terms of character and scale, is appropriate to its location, and that the proposal visually integrates into the local landscape and additional landscaping is provided as necessary.</li> <li>The proposal is contrary to policy COU15 criteria a), b), c), d), e) in that the proposed dwelling would be a prominent feature in the landscape, it would not be sited to cluster with an established group of buildings, it would fail to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop, 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, and the proposal would rely primarily on the use of new landscaping for integration.</li> <li>The proposal is contrary to policy COU16 criteria a), b), and i) in that the proposed dwelling would be unduly prominent in the landscape, would not be sited to cluster with an established group of buildings, and as access to the public road cannot be achieved without prejudice to road safety or significantly inconveniencing the flow of traffic.</li> <li>The proposal is contrary to policy TRA2 criteria a) in that if approved the proposal would prejudice road safety or significantly inconvenience the flow of vehicles.</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>	LA05/2023/0248/O	<b>Date Valid</b>	22.03.2023
<b>Description of Proposal</b>	New dwelling and garage	<b>Location</b>	95m West of 14 Raffertys Hill Drumlough Hillsborough
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Kevin Maguire
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>
3	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
The landowner received no notice from applicant for removal of boundary walls or extended access over church property.	<p>The application site proposes visibility splays to the west which would necessitate the demolition of a building and wall which an objection has stated is part of church property. An amended Certificate C has now been completed with notice served on Drumlough Presbyterian Church with a copy of a signed P2A form served to the same owners dated 18/11/2024. Subsequently a further round of neighbour notifications were undertaken.</p> <p>A further objection was received advising that the church had still not received a further notice, and this was queried with the agent who advised they would issue another copy. It is accepted that the objector writing on behalf of the church is aware of the proposal and issues resulting from land ownership disputes are ultimately a civil matter. Any permission does not confer title, and it is the responsibility of the developer to ensure that they control all the lands necessary to carry out the proposed development.</p>		

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Item Number 4			
<b>Application Reference</b>	LA05/2024/0774/F	<b>Date Valid</b>	29.10.2024
<b>Description of Proposal</b>	Replacement of 1 no pair of semi-detached dwellings and associated site works	<b>Location</b>	14-16 Breda Avenue, Breda, Belfast
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Jade Gillespie
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>
10	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Does not fit with the application site or street's aesthetic.	Within the lifespan of this application, the scale of the proposal has been revised from two-storey to single storey with habitable space in the roof in the form of front and rear dormer windows. Upon review, the Council consider the revised design to be in keeping with the character of this section of Breda Avenue which comprises of single storey bungalows. Some of the surrounding properties over time appear to have converted their roof space to also accommodate a first-floor level. No.5 has rooflights, No.12 has a front dormer window and No.1 has a first-floor gable end window with rooflights on the rear roof slope. The new dwellings will also be finished in materials already found throughout the street. The proposal is found to be fitting with the street's aesthetic in regard to its scaling and design.		
The proposal will result in overlooking and loss of privacy as they will be two-storey.	<p>The proposal has been revised from two-storey to single storey with habitable space in the roof. The plans indicate that the new dwellings will have a greater overall height than the existing. However, the plans also indicate that part of the site will be excavated by approximately 1.30 metres to bring the site's level down to the same level as the street. In this instance, the new dwellings will not appear any higher than the existing dwellings on the site.</p> <p>Breda Avenue has a downwards sloping nature with the properties on the east side sitting on a higher level than the properties on the west side. With this in mind, it is considered that there is already a degree of overlooking from the properties on the application site to the neighbouring properties across the road. The reduction in the site's ground level is considered to go some way in addressing this existing overlooking.</p>		

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	<p>However, the proposed front dormers pose potential to still cause a degree of overlooking. It is noted that 1no of the windows in each front dormer will be obscure glazed to serve a dressing room. The new dwellings will reside closer to the front boundary of the site than the existing, however a distance of approximately 15.00 metres will still be retained between the front building lines of the new dwellings and the neighbouring properties across the road.</p> <p>With consideration of the above, it is not thought that the proposed front dormers would exasperate the existing degree of overlooking or loss of privacy already obtainable from the ground floor windows on the existing dwellings at the site which reside on a higher ground level. In relation to the impact on the other adjoining neighbours, the proposed new dwellings have been found to have an acceptable impact in regard to overlooking or loss of privacy due to appropriate boundary set off, window position and ground level differences.</p>
Concerns regarding the access and parking on the street during construction.	The onus is on the applicant to ensure that street access and parking is not detrimentally impacted during construction. Appropriate informatives will be attached to the decision notice.
Concerns regarding mess on the street as a result of construction.	The onus is on the applicant to ensure the street is not left messy from debris, soil etc. during construction. Appropriate informatives will be attached to the decision notice.
The proposal would put increased pressure on street parking and traffic flow.	Each new dwelling is proposed to have a driveway with the capacity to accommodate 2no cars. The application proposes 1no on street parking space. The proposal is in compliance with the parking standards outlined in the Creating Places Guidance. In addition to this, DfI Roads have been consulted on this proposal and have raised no objection.
Overlooking would result in property devaluation.	The issues of overlooking have been addressed in the points above. Property valuation is a material consideration however it is not given determining weight in this instance.
The proposal would result in loss of light and overshadowing.	The proposed scheme has been revised from two-storey to single storey dwellings with habitable space in the roof. The new dwellings are appropriately scaled and set away from shared boundaries to ensure no neighbouring properties experience loss of light or overshadowing.
Construction would cause disruption to local residents.	It is not uncommon for a development site to have construction traffic and this will be present until the development is completed. These are considered to be normal impacts in relation to the development of land the issue raised is given little weight in the assessment of this application. That said it does not remove the obligation of the developers and their contractors to be considerate neighbours and to not cause nuisance for the duration of the works.

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Concerns regarding damage of property during construction.	Property damage during construction is not a planning matter.
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