

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

Week Ending 11th April 2025

Item Number 1			
Application Reference	LA05/2022/0627/F	Date Valid	27.06.2022
Description of Proposal	Dwelling and garage	Location	Beside and north of 161 Ballynahinch Road, Lisburn
Group Recommendation	Approval	Case Officer	Louise O'Reilly
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		
Proposed dwelling faces directly into objectors' property and two storey dwelling would impede on their privacy.	The proposed dwelling will sit 25.4m away at an oblique angle, therefore due to sufficient separation distance, the orientation of the proposed dwelling from the objectors dwelling and the boundary treatment, it is considered that the proposal will not result in unacceptable overlooking or loss of privacy to the objector at no. 159 Ballynahinch Road.		
Proximity of proposed dwelling to the mature boundary.	A biodiversity checklist was submitted following concerns raised by the objector in regard to mature vegetation. NIEA NED have considered the checklist and are content. It is noted from a recent site visit on 1 st April 2025 that a portion of the northern boundary was lost to storm Eowyn. The applicant has commenced replanting and reinstatement of the boundary.		
Site is land that was filled by the objector in the 1970s to raise the ground level when they were in.	This is not relevant to the proposal. It is the responsibility of the developer to ensure ground conditions are suitable for the proposed development and appropriate construction methods or mitigation measures are implemented if required.		
Concern about damage to retaining wall.	Damage to property is a civil matter and outside the remit of planning.		
Meeting request with authority.	A meeting is not deemed necessary following a site inspection and consideration of the above issues in accordance with the prevailing planning policy.		

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Item Number 2			
Application Reference	LA05/2024/0064/O	Date Valid	22.01.2024
Description of Proposal	Erection of dwelling and garage with associated works	Location	Land adjacent to 65 Magheradartin Road, Royal Hillsborough,
Group Recommendation	Refusal	Case Officer	Catherine Gray
Reasons for Recommendation			
<ol style="list-style-type: none"> 1. 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. 2. The proposal is contrary to Policy COU6 of the Lisburn and Castlereagh City Council Plan Strategy, in that the applicant has not provided satisfactory evidence 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 and it has not been demonstrated that there are no alternative solutions to meet the particular circumstances of this case. 3. The proposal is contrary to Policy COU8 of the Lisburn and Castlereagh City Council Plan Strategy, in that the proposal would, if permitted, add to a ribbon of development along Magheradartin Road. 4. The proposal is contrary to Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy, in that it would have an adverse impact on the rural character of the area. 			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Proximity to the windows of property number 65 Magheradartin Road.	<p>Concern is raised about proximity to the side windows of number 65 Magheradartin Road.</p> <p>The proposed dwelling could be designed to ensure that no overlooking is caused into the neighbouring property.</p>		
Impact on the traffic.	<p>Concern is raised about the impact on the traffic on the Magheradartin Road.</p> <p>DfI Roads have been consulted and raised no objections to the proposal. It is considered that the proposal complies with policy TRA</p>		

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<p>Impact on badgers and bats.</p>	<p>Concern is raised about badgers and bats which are protected species.</p> <p>The agent has submitted a biodiversity checklist for consideration. Having carried out a site inspection, considered the content of the checklist and considered the information against the NIEA Biodiversity checklist decision flow-chart, no further natural heritage assessment is required. It is considered that the proposal complies with policies NH1, NH2 and NH5.</p>
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Item Number 3			
Application Reference	LA05/2023/0211/F	Date Valid	07.03.2023
Description of Proposal	Proposed construction of single storey dwelling with private garden and in curtilage parking at lands to the rear of 21 & 21A East Down View, Lisburn.	Location	Lands to the rear of 21 and 21A East Down View, Lisburn
Group Recommendation	Approval	Case Officer	Catherine Gray
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
5	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Site address.	<p>The view is expressed that the application states 24 East Down View but there is already a 24 East Down View on the opposite side of the road. The nearest house to this development is 21a East Down View.</p> <p>The site address on the original submission was incorrect. It has since been corrected and amended to lands to the rear of 21 and 21A East Down View</p>		
Privacy.	<p>The view is expressed that these properties are going to deprive the neighbours of their privacy with the backs of them looking into neighbouring gardens and that the proposed garden will be against the perimeter fence.</p> <p>The proposed development has been reduced from two dwellings to one dwelling and reduced from two storey to one storey. The amended proposal would not cause any unacceptable overlooking into any neighbours private amenity space.</p>		
Anti-social behaviour.	<p>The view is expressed that a lot of these houses are let out to drug users etc, leading to antisocial behaviour, in a well-respected area of this community.</p> <p>This is not a material consideration that is given determining weight.</p>		
Density.	The view is expressed that this is already a dense residential area.		

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	<p>The proposed density is in keeping with the surrounding area and complies with planning policy.</p>
Traffic and parking.	<p>The view is expressed that the area already cannot cope with traffic and parking as it is and that this development is putting residents and children at risk. The view is expressed that there is already an apartment block approved on the street and that this will just add to the traffic problem.</p> <p>Access is proposed from East Down View and the proposal includes in-curtilage parking. DfI Roads have been consulted on the proposal and have no objection subject to standard condition and informatives. It is considered that the proposal complies with policies TRA1, 2 and 7.</p>
House values.	<p>The view is expressed that the proposal will reduce existing house values.</p> <p>This is not a material consideration that is given determining weight.</p>
Natural Light.	<p>The view is expressed that the proposal will affect neighbours access to natural light.</p> <p>The proposal has been reduced in size and height and it is considered that the amended scheme would not have an unacceptable impact on the light of neighbouring properties.</p>
Sound and noise pollution.	<p>The view is expressed that the development will majorly increase sound and noise pollution.</p> <p>Environmental Health have been consulted and have raised no objections to the development proposal</p>
Town Centre.	<p>The view is expressed that the proposal will make the area feel like a town centre.</p> <p>The proposal is sited within an established built-up residential area and is considered to be acceptable.</p>
Unsure about the proposal.	<p>Concern is raised that they are unsure of the layout of the dwellings and unsure whether the houses will be private sell/rent dwellings or social housing and what perspective problems may occur.</p> <p>The proposal has been reduced from two houses to one dwelling and all the plans/information associated with the application is published on the planning register for consideration.</p>
Construction works.	<p>The view is expressed that tenants and homeowners have already been though huge inconveniences due to the ongoing building work in the area.</p> <p>Construction works are of a temporary nature and the onus is on the owner/developer to ensure that courtesy is paid to any neighbours during any construction works.</p>

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Item Number 4			
Application Reference	LA05/2024/0925/RM	Date Valid	20.12.2024
Description of Proposal	Proposed Dwelling of 1 and 1/2 Storeys with Detached Garage and Associated site works	Location	Lands between 19 and 21 Dunlady Road, Dundonald
Group Recommendation	Approval	Case Officer	Cara Breen
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		
All windows looking into No. 19 Dunlady Road should be opaque glass.	The proposed dwelling would be sited circa 20 metres away from the boundary of No. 19 Dunlady Road at its closest point. The only first-floor window units which are directed to this boundary are those which serve non-habitable rooms. It is acknowledged that the common boundary between the application site and No. 19 Dunlady Road is demarcated by large mature trees which provide substantial screening. In light of the above, there are no concerns with regards to the proposed scheme resulting in overlooking/loss of privacy to any neighbouring property to an unreasonable degree and it is not contended that there would be a requirement to insist that the windows facing No. 19 Dunlady Road should be obscure glazed.		

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Item Number 5			
Application Reference	LA05/2024/0647/F	Date Valid	05.09.2024
Description of Proposal	Proposed change of use of vacant shop (former wedding shop) to dental surgery	Location	17 Lisburn Street, Hillsborough
Group Recommendation	Approval	Case Officer	Helen McGuinness
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		
An increase in car parking causes strain on the current parking facilities available.	A Parking Audit Survey was completed and submitted as supporting information as part of this application. It has been concluded that the proposed development can be accommodated within the existing parking facilities in Hillsborough, without detriment to the parking provision of existing residents, staff and customers associated with other commercial premises in the immediate area.		
External plant & machinery housing and in surgeries as small as indicated on the plans such will almost certainly be a requirement.	As well as encroaching on any rear access, rear window/light or "parking space", it will add external noise from compressor and vacuum units throughout the entire day. It is noted that no external plant or equipment has been specified within this application. As such, this does not form part of the assessment. Should any external plant or equipment be required, the applicant is advised to submit a planning application.		
Decontamination room plans are unlikely to meet Regulation & Quality Improvement Authority (RQIA) regulations for size and space for an independent	This falls outside the remit of planning and therefore does not form part of the assessment of this application.		

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hospital, which dental surgeries are classed under.	
Disability access through front and internal doors may be a problem.	It is advised that the works proposed relate to a private service/business. As such, the onus is on the applicant to ensure that reasonable adjustments are implemented for staff and service users in line with relevant legislation outside the remit of planning.

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Item Number 6			
Application Reference	LA05/2023/0917/F	Date Valid	20.11.2023
Description of Proposal	Replacement dwelling with retention of old dwelling as store/garden shed.	Location	33 Lisnoe Road, Lisburn
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
3	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Right of way section on P1 is incorrect and concerns about the restriction of access and residents use of laneway.	Certificate A on the P1 Form has been completed to certify that all of the site is within the ownership of the applicant. Planning 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. Rights of way are civil matters that are outside of planning remit.		

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Item Number 7			
Application Reference	LA05/2023/0932/F	Date Valid	23.11.2023
Description of Proposal	2 no Pigeons Sheds (Retrospective Reduced Scheme).	Location	21 Little Wenham, Moira
Group Recommendation	Approval	Case Officer	Kevin Maguire
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
8	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Visual impact of the structures.	The siting of the structures is to the rear of the dwelling at No 21 Little Wenham and therefore there are limited public views of these, with principal views coming from the adjacent dwellings and some minor long-range views from the public road. The revised scheme has resulted in one of the sheds being at a higher level (0.5m) than previously the case on site, however this is negated to an extent by the shed being relocated closer to the rear boundary of the site. Given the relatively low elevation, design and materials used and location of the sheds to the rear of the site with minimal exposure to public vantage points it is unlikely that the visual impact of these sheds would be of significant merit to warrant a refusal.		
Amenity from the birds including noise.	This issue has been considered, and the assessment would view that due to the floorspace and associated number of birds, the design of the sheds to allow a proper cleaning regime, as well as the proximity of the sheds to the neighbours boundary, it is considered that the development would likely lead to adverse impact on adjoining residential properties.		
Impact on future house prices of nearby dwellings.	This matter lies outside the remit of planning and as such cannot form part of the overall assessment.		
Issues relating to bird waste	This issue has been considered, and the assessment would view that due to the number of birds and siting of the sheds, some of which are close to the boundary with the neighbouring properties boundary, it is		

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(droppings)/potential to attract vermin.	considered that the development would likely lead to adverse impact the adjoining residential properties.
Delay in receiving neighbour notification letters.	Neighbour notification letters were issued 07/12/2023 and 06/06/2024 as per Article 8 of the Planning (General Development Procedure) Order (Northern Ireland) 2015 (GDPO). The Council has no control over when these letters are delivered to the relevant properties however in this case as the most recent letter was issued in June 2024 it is considered that neighbours have now had an acceptable time period in which to consider the information associated with the application and opportunity to respond to the Council.
The historical situation of no pigeon keeping in the vicinity.	The more recent changes received, based on the reduction of the number of sheds and consequently birds, as well as re-siting one of the sheds, means that the development would be more acceptable than based on the previous scheme. While the tradition of pigeon keeping may be absent from this area, this issue in isolation, based on the other changes made, is not on its own enough to warrant a refusal in this case.

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Item Number 8			
Application Reference	LA05/2024/0710/F	Date Valid	03.10.2024
Description of Proposal	Proposed relocation of existing three bay insignia bus shelter.	Location	Public Footpath 62metres south of No. 5 Millmount Chase, Dundonald
Group Recommendation	Approval	Case Officer	Callum Henderson
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
3	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Danger to general road safety along Millmount Road with a potential increase in overtaking, risk to vehicles exiting Millmount Chase and to pedestrians in general.	A fully dimensioned site location plan and proposed block plan was submitted with the application. DfI Roads were consulted and after a revision being provided relating to moving the bus stop outside of the visibility splays of the nearby access road, DfI Roads subsequently offered no objection subject to the scheme being carried out in accordance with the submitted 'Proposed Block Plan', Drawing No 2a, submitted to the planning portal 9 th December 2024. In light of the above assessment, it is considered that the proposal would be compliant LDP Policy TRA1 – Creating an Accessible Environment and will provide level access via the existing established footpath and will not prejudice road safety or inconvenience the flow of traffic.		