

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

Week Ending 17th April 2025

Item Number 1			
Application Reference	LA05/2024/0657/RM	Date Valid	11.09.2024
Description of Proposal	Proposed single storey dwelling and detached garage with associated landscaping.	Location	Lands 45m West of 7a Ballyknockan Road, Saintfield
Group Recommendation	Approval	Case Officer	Barbara Hanna
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		
Concern regarding potential loss of view to the southeast and ridge height in relation to existing	Whilst a loss of view is a material consideration, it is not given any determining weight in this instance. The agent has submitted an additional Site Section D-D drawing which demonstrates that the ridge of the proposed dwelling is 2.1m lower than the ridge of No.5.		

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Item Number 2			
Application Reference	LA05/2025/0151/F	Date Valid	04.03.2025
Description of Proposal	Close boarded fence and close boarded gate install at 2.8m high - To help reduce sound to rear neighbouring property	Location	7 Highfields Grove, Lisburn
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
2	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Restrict sightlines.	The right to a view is not a material Planning consideration of determining weight.		
Loss of light.	It is acknowledged that there is currently a 2.5 metre high mature Leylandii Gold Evergreen hedgerow in situ to the rear boundaries of the application site. It is therefore not perceived that the proposed 2.8-metre-high close boarded timber fence would significantly exacerbate the current situation with regards to loss of light.		
Reduction in garden size.	It has been calculated that circa 83 square metres of private amenity space would remain within the curtilage of the property post construction. This is considered to be in excess of the 70 square metres advised in Creating Places guidance and it is therefore found to be acceptable. In light of this, there are no concerns in relation to the size of the private amenity space following erection of the proposed fence.		
Impact on residents' wellbeing	The impact of the proposal on the wellbeing of the residents of the property is not a material Planning consideration which is of determining weight. Issues in relation to the proposal and the impact on residents is a matter between the residents and their representatives and the housing association/relevant bodies.		

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Item Number 3			
Application Reference	LA05/2024/0702/O	Date Valid	30.09.2024
Description of Proposal	Proposed site for the erection of 2no. detached dwellings with associated site works	Location	Lands Adjacent to 31 Lurgan Road, Moira, Craigavon
Group Recommendation	Refusal	Case Officer	Michael Creighton
Reasons for Recommendation			
<ul style="list-style-type: none"> The proposed development is contrary to policy HOU3 criteria (a) of the Lisburn and Castlereagh City Council's Plan Strategy in that the development fails to respect the surrounding context and is not appropriate to the character of the site in terms of layout. The proposed development is contrary to policy HOU4 criteria (i) of the Lisburn and Castlereagh City Council's Plan Strategy in that the proposed development would if approved result in an adverse effect on existing properties in terms of disturbance. The proposed development is contrary to policy HOU8 criteria (a) and (b) of the Lisburn and Castlereagh City Council's Plan Strategy in that the proposed density if granted would be significantly higher than that found in the established residential area and that the pattern of development would not be in keeping with the local character and existing residential amenity of the established residential area. 			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
2	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Overlooking and loss of privacy, and a reduction in quality of life.	While an indicative layout has been provided, the lack of elevational details does not allow the application to be fully assessed at outline stage. There is the potential for the proposed access and driveway to the dwellings to create conflict with the amenity of the dwellings at nos.18 and 16 Earlsfort.		
Proposed houses not in keeping with its surroundings and therefore would not	The two dwellings will form back-land development and will be out of character with the existing pattern of development along Earlsfort.		

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integrate into the local context.	
View Blocked.	Whilst a loss of view is a material consideration, it is not given any determining weight in this instance.