

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

Week Ending 12th December 2025

Item Number 1			
Application Reference	LA05/2023/0926/O	Date Valid	21.11.2023
Description of Proposal	Proposed dwelling within settlement limit (Amended scheme)	Location	To the rear of 39 Lurganure Road, Lisburn, BT28 2TS
Group Recommendation	Refusal	Case Officer	Louise O'Reilly
Reasons for Recommendation			
<p>The proposal is contrary to Policy HOU3 criteria a) of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that the proposal fails to respect the surrounding context and is inappropriate to the character of the site in terms of layout and appearance of buildings.</p> <p>The proposal is contrary to Policy HOU4 criteria i) of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that the design and layout would create conflict with adjacent land uses and result in an unacceptable adverse effect on existing properties in terms of overlooking, noise or other disturbance.</p> <p>The proposal is contrary to Policy HOU8 criteria b) of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that, the pattern of development would be out of keeping with the local character, environmental quality and existing residential amenity of the established residential area.</p>			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
1	0	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Proposal contrary to policies CTY1, CTY2a, CTY8 and CTY13 of Planning Policy Statement 21 – Sustainable Development in the Countryside.	Planning Policy Statement 21 – Sustainable Development in the Countryside has been superseded by the Lisburn and Castlereagh City Council Plan Strategy 2032. The site is located within the settlement development limit for Lower Broomhedge and therefore rural policies are not applicable.		
Application fails to show proposed scale and height of the proposed dwellings.	The proposal has been reduced to 1 no. dwelling house. This is an outline application to establish the principle of the development. Detailed drawings are not required for this type of application and will be provided when a Reserved Matters or Full Application is submitted.		

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Dwellings appear to be foot storey assumed form the footprint and would be out of character with the area.	
The proposal would adversely impact on the residential amenity of the existing dwelling at 39 Lurganure Road with the loss of the private amenity space to accommodate the proposal and will incurtilage parking.	<p>It is acknowledged that no.39 is within the ownership of the applicant, however the property may be sold on at any time and the impact on the residential amenity is a material consideration. The proposal has been reduced to 1 no. dwelling with provision of private amenity space shown for no.39 Lurganure Road between its parking area and the proposed parking area for the new dwelling.</p> <p>The plan indicates a provision of 102.8m² amenity space, which whilst exceeding recommended provision, it would not be in keeping with the character of the area in which dwellings front on to the Lurganure Road and benefit from substantial long rectangular private amenity areas to the rear. The location of the proposed amenity space for no.39 Lurganure Road also raises concerns in respect of overlooking and loss of privacy to the amenity area due to insufficient separation distance.</p> <p>A separation distance of approximately 13.7m from the front elevation of the proposed dwelling to the proposed amenity area for no.39 Lurganure Road is proposed. However, it has not been demonstrated that the proposal, would not result in an unacceptable degree of overlooking and loss of privacy and therefore may result in adverse impact to the residential amenity of no.39 Lurganure Road. The proposal is deemed contrary to policy Policy HOU4 criteria i) and HOU8 b) of the Lisburn and Castlereagh City Council Plan Strategy 2032.</p>
Unclear if the single storey extension to the northern elevation of 39 Lurganure Road is to be retained, and this will affect vehicular access if retained. Amended drawings should be requested to avoid misrepresentation.	The indicative site layout plan shows the northeastern side extension of no.39 Lurganure Road removed. The single storey garage which sits parallel to the northeastern site boundary is also to be removed.
Proposal out of keeping and does not respect the traditional pattern of development of dwellings fronting	The proposal has been reduced to 1no. dwelling. The orientation of the proposed dwelling has been amended to a north-south orientation. The addition of 1no. dwelling would increase the density on the site. The proposed backland development is out of keeping with the character of the area and is contrary to policy HOU3 a) of the Lisburn and Castlereagh City Council Plan Strategy.

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onto the Lurganure Road with no development to the rear of existing plots, orientation not in keeping with the existing dwellings and increases the density of development	
Existing long-established boundaries are not to be retained.	<p>The existing south western boundary treatment of a mature hedge is noted on the indicative site layout plan as a 1.8m close boarded timber fence. In the event of approval, the retention of this boundary could be conditioned. The existing roadside boundary consisting of a post and rail fence and approximately 8.8m of Castlewellan Golds hedging is to be removed to facilitate the required visibility splays. The existing boundary treatment is not of a species that would warrant protection from a Tree Preservation Order or to be retained.</p> <p>The applicant could remove the existing boundary treatment and replace with a wall or fence under Permitted Development legislation at any time without the requirement for planning permission. However, in the event of approval, the proposed boundary treatment would be considered under any future Reserved Matters application.</p>
As this is an outline application unable to assess full impact due to no detailed design drawings or design concept statement. It is assumed dwellings to be two storeys out of character with the area and would result in dominance to the existing dwellings at no's. 35, 37, 39 and 41.	The applicant has fulfilled the statutory requirements for an outline application. Matters reserved would be considered under any future Reserved Matters application in the event of approval. The proposed backland development is out of keeping with the character of the area and contrary to policy HOU3 a) of the Lisburn and Castlereagh City Council Plan Strategy. In respect of dominance, sufficient separation distances could be accommodated to ensure the proposed dwelling would not result in the hemming in or dominance of the existing dwellings to the north fronting on to the Lurganure Road.
Planning history indicates two previous refusals, one to the rear of 39 Lurganure Road for a bungalow and one to the rear of 38 Lurganure Road, therefore a precedent to avoid	The Council is aware of the site and surrounding planning history.

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intensification of existing single residential plots have been established.	
The objector would be supportive of an amended proposal which omits any intensification on site and would rather the existing dwelling to be re-developed in a similar scale, height and massing to that of neighbouring houses.	The Council is required to make an assessment and determination of the proposal before them.

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Item Number 2			
Application Reference	LA05/2023/0833/F	Date Valid	18.10.2023
Description of Proposal	Conversion and single storey extension to listed building for self-catering accommodation. Demolition of existing outbuilding on site.	Location	19 Lisleen Road, Newtownards, BT23 5QD
Group Recommendation	Refusal	Case Officer	Kevin Maguire
Reasons for Recommendation			
<p>The proposal is contrary to Policy COU1 of the Lisburn and Castlereagh City Council Plan Strategy in that the proposed development is not a type of development which in principle is acceptable in the countryside.</p> <p>The proposal is contrary to Policy TOU4 criteria a) of the Lisburn and Castlereagh City Council Plan Strategy in that the proposed accommodation is not located within the grounds of an existing or approved tourist accommodation or holiday park.</p> <p>The proposal is contrary to Policy HE6 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been demonstrated that the development would support the best viable use that is compatible with the fabric, setting and character of the building.</p>			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	0	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		

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Item Number 3			
Application Reference	LA05/2025/0733/F	Date Valid	13.10.2025
Description of Proposal	Proposed new entrance to serve farm dwelling approved under planning ref LA05/2024/0897/F	Location	22 Lough Road, Ballinderry Upper, Lisburn, BT28 2JY
Group Recommendation	Refusal	Case Officer	Callum Henderson
Reasons for Recommendation			
<p>The proposal is contrary to criteria a) and h) of Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy, in that the proposed development would, if permitted, be unduly prominent in the landscape and the impact of the ancillary works would have an adverse impact on the rural character of the area.</p>			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	0	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		

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Item Number 4			
Application Reference	LA05/2024/0638/F	Date Valid	03.09.2024
Description of Proposal	Proposed replacement of 15m high monopole with 22m high lattice tower, 3no. existing antennas to be removed and replaced, existing 1no 300mm transmission dish to be relocated to new tower, proposed 1no 300mm transmission dish to be fixed to headframe, proposed installation of 1no equipment cabinet and all other ancillary apparatus thereto.	Location	Lands to the side of 7 Begny Hill, Dromara, Co. Down, BT25 2AS
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
20	0	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Residential amenity, Design & Siting	While objectors consider the proposed new mast to be of an inappropriate scale and over dominant, there is an existing mast in place and while this represents a taller structure, the proposed lattice structure is permeable and is not considered to block light to any neighbouring residential receptor.		
Health risks	Environmental Health were consulted and offered no objection, noting that the mast, when operational, shall be compliant with the requirements of the radio frequency public exposure guidelines of the International Commission on Non-Ionizing Radiation Protection (ICNIRP).		

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Item Number 5			
Application Reference	LA05/2025/0539/F	Date Valid	25.07.2025
Description of Proposal	Retention of existing container for hairdressers	Location	Sideburns Barber Lounge Carryduff Business Park, Comber Road, Carryduff, BT8 8AN
Group Recommendation	Refusal	Case Officer	Callum Henderson
Reasons for Recommendation			
<p>The proposal is contrary to Policy ED7 of the Lisburn and Castlereagh City Council Plan Strategy in that the proposed development would result in the loss of land zoned for economic development in the Local Development Plan.</p> <p>The proposal is contrary to Policy TC1 of the Lisburn and Castlereagh City Council Plan Strategy in that it has not been demonstrated that a sequential approach has been adopted that identifies that there are no suitable sites within the town centre.</p>			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	0	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		