

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

**Week Ending 24th January 2025**

<b>Item Number 1</b>			
<b>Application Reference</b>	LA05/2021/0360/F	<b>Date Valid</b>	31.03.2021
<b>Description of Proposal</b>	Proposed infill dwelling and garage	<b>Location</b>	Lands between 11 & 13 Crossan Road, Lisburn
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Kevin Maguire
<b>Reasons for Recommendation</b>			
<p>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.</p> <p>The proposal is contrary to Policy COU8 of the Lisburn and Castlereagh City Council Plan Strategy, in that it is not a small gap sufficient to accommodate two dwellings within an otherwise substantial and continuously built-up frontage. The proposed development would not be appropriate to the existing plot size and width of neighbouring buildings that constitute the frontage of development and, if approved, would add to a ribbon of development along Crossan Road.</p> <p>The proposal is contrary to Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy, in that the proposed development does not respect the traditional pattern of settlement exhibited in that area and it would, if permitted, result in an adverse impact on the rural character of the area.</p>			
<b>Representations</b>			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
0	0	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		

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Item Number 2			
<b>Application Reference</b>	LA05/2023/0352/F	<b>Date Valid</b>	21.04.2023
<b>Description of Proposal</b>	Proposed balcony over existing flat roof to include privacy screen between neighbouring property	<b>Location</b>	16 Carrisbrook Gardens, Lisburn, BT27 4PN
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Cara Breen
Reasons for Recommendation			
<p>The proposal is contrary to Criteria (b) of Policy HOU7 of the Lisburn and Castlereagh City Council Plan Strategy, in that the proposed development would unduly affect the privacy and amenity of neighbouring residents.</p>			
Representations			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
7	0	N/A	N/A
Consideration of Objections			
<b>Issue</b>	<b>Consideration of Issue</b>		
Overlooking/loss of privacy	<p>Whilst a 1.8-metre-high close boarded timber privacy screen is proposed to the north western facing side of the proposed balcony, it is noted that the proposed scheme would provide a direct uninterrupted elevated view within 10 metres into the main sitting out area of the existing dwelling at No. 18 Carrisbrook Gardens. It is contended that this would cause a loss of privacy/amenity to the existing dwelling at No. 18 Carrisbrook Gardens to an unreasonable degree and is considered to be unacceptable.</p>		
Set a precedent	<p>Each Planning application is assessed on its own merits, relative to site context etc.</p>		
Loss of light from privacy screen	<p>A 45-degree light test, as per Figure 1 of the Supplementary Guidance associated with the Lisburn and Castlereagh City Council Plan Strategy, was conducted from the closest neighbouring window at No. 14 Carrisbrook Gardens to which the proposal met. Therefore, there are no concerns in respect to loss of light/overshadowing to an unreasonable degree arising from the proposed 1.8-metre-high privacy screen.</p>		
Increase in noise	<p>LCCC Environmental Health were consulted as part of the processing of the application. In their final consultation response, dated 26<sup>th</sup> June 2023, they acknowledge concerns raised in relation to potential noise which may arise from the proposal as noted within the objections. However, LCCC Environmental Health offer no concerns in relation to the development proposal.</p>		



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Devalue property	Devaluation of property is not a material Planning consideration of determining weight.
Obstruction of view	The right to a view is not a material Planning consideration of determining weight.

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<b>Item Number 3</b>			
<b>Application Reference</b>	LA05/2020/0991/O	<b>Date Valid</b>	25.11.2020
<b>Description of Proposal</b>	Site for a replacement dwelling, garage and associated siteworks	<b>Location</b>	120m West of St Patricks RC Church, 23a Barnfield Road, Lisburn
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Joseph Billham
<b>Reasons for Recommendation</b>			
<p>The proposal is contrary to Policy COU3 - Replacement Dwelling of the Lisburn and Castlereagh City Council Plan Strategy in that the building to be replaced does not have all external structural walls substantially intact.</p>			
<b>Representations</b>			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
<b>0</b>	<b>0</b>	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		

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<b>Item Number 4</b>			
<b>Application Reference</b>	LA05/2023/0029/F	<b>Date Valid</b>	11.01.2023
<b>Description of Proposal</b>	3-bedroom, 2 storey dwelling	<b>Location</b>	Site 60m West of 18 Lower Ballinderry Road, Lisburn, BT28 2JB
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Barbara Hanna
<b>Reasons for Recommendation</b>			
<p>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.</p> <p>The proposal is contrary to Policy COU10 criteria (c) of the Lisburn and Castlereagh City Council Plan Strategy in that the new dwelling is not sited to cluster with an established group of buildings on the farm and it has not been demonstrated why this alternative site is justified. No demonstrable health and safety reasons or verifiable plans to expand the farm business are submitted to justify siting a dwelling 62 metres from the existing farm building group. Access is not taken from an existing lane, and it is not demonstrated why it is not practicable to do so.</p> <p>The proposal is contrary to Policy COU8 of the Lisburn and Castlereagh City Council Plan Strategy 2032 in that the proposal would, if permitted, add to a ribbon of development along the Lower Ballinderry Road.</p> <p>The proposal is contrary to Policy COU15 criteria (b) and (f) of the Lisburn and Castlereagh City Council Plan Strategy 2032, in that the proposal is not sited to cluster with an established group of buildings and the design of the building is inappropriate for the site and its locality.</p> <p>The proposal is contrary to Policy COU16 criteria (b) and (e) of the Lisburn and Castlereagh City Council Plan Strategy in that the proposed dwelling is not sited to cluster with a group of buildings and will have an adverse impact on the rural character of the area by virtue of adding to a ribbon of development along the Lower Ballinderry Road.</p>			
<b>Representations</b>			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
0	0	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		

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**Week Ending 24th January 2025**

<b>Item Number 5</b>			
<b>Application Reference</b>	LA05/2020/0811/F	<b>Date Valid</b>	12.10.2020
<b>Description of Proposal</b>	Retrospective application for a store, retention of in-situ storage yard and offices for existing building business	<b>Location</b>	59 Moss Road, Carryduff, BT8 8HX
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Laura Mc Causland
<b>Reasons for Recommendation</b>			
All relevant planning material considerations have been satisfied.			
<b>Representations</b>			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
2	0	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		
Road Safety	<p>The third party considers development to prejudice road safety of all road users on the Moss Road and surrounding connection roads. They state that development creates traffic congestion and believes that due to the various types of vehicles visiting the site and number of generated trips by the development has resulted in a negative impact of the Moss Road's surface.</p> <p>Resurfacing of the Moss Road or condition of the road lies out with the remit of planning and is not a material consideration in the assessment of this development.</p> <p>This is a long-established business use at this location. DFI Roads have been consulted and offer no objection to the development. Therefore development is deemed to be in accordance with Policy TRA2 of the Plan Strategy in that development is considered not to prejudice road safety or significantly inconvenience the flow of traffic. It also complies with Policy ED9 General Criteria for Economic Development criteria (h-k) regarding movement patterns and impact of development on existing road network.</p>		
Noise and Disturbance	The third party raises concern relating to impact of noise on the site's surrounding environment.		

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	<p>The development does not seek to introduce any new uses at this location or change existing business operations or opening hours associated with the long-established use at this location.</p> <p>LCCC Environmental Health have been consulted and have considered objector's comments offering no concern in relation to impact of noise on the surrounding environment or receptors. Therefore, development is considered to comply with Policy ED9 General Criteria for Economic Development criteria (a) that development is compatible with surrounding land uses as this use benefits from being long established and required expansion will not harm amenities of nearby residents satisfying criteria (b) or create noise nuisance also meeting criteria (f).</p>
Air Quality	<p>The third party raises pollution concerns relating to impact of industrial sites/uses in the countryside.</p> <p>LCCC Environmental Health have considered objector's comments and offer no objection or concern in relation to pollution and are content with the development. The Council is content with the nature and scale of development at this location. Development meets Polices ED3 Expansion of an Established Economic Development Use in the Countryside and all criteria of ED9 General Criteria for Economic Development.</p>
Inaccurate Map	<p>The third party considers the map to be inaccurate.</p> <p>Any land ownership matters would be regarded as a civil matter. The agent has confirmed that submitted plans are accurate, Question 27 cert a of the P1 form is correct and the applicant is in ownership and control of all lands associated with this application.</p>