

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

Week Ending 29th May 2026

Item Number 1			
Application Reference	LA05/2025/0839/F	Date Valid	19.11.2025
Description of Proposal	Proposed Change of house type to dwelling approved under LA05/2021/0020/RM	Location	Site adjacent to 16 Magees Road, Ballinderry Upper, Lisburn
Group Recommendation	Approval	Case Officer	Michael Vladeanu
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		
Application does not comply with Policy COU10 / CTY10 as the site is no longer part of an active farm holding and has been sold off.	The principle of development on this site has already been established through a Certificate of Lawfulness (LA05/2024/0593/CLUED) therefore, it is not considered necessary to reassess the principle of development under COU10 for this change of house type application.		
Proposal represents a new dwelling rather than a genuine change of house type, including changes to siting, design and scale.	Proposed siting, scale and design have been considered in the assessment of the application and the amended proposal is considered to comply with policy COU15 and COU16 of the Plan Strategy and therefore acceptable in terms of character, residential amenity, natural environment and road safety.		
Concerns regarding precedent and previous planning history, including refusal LA05/2016/0283/O on grounds of ribbon development and lack of clustering.	The planning history is a material planning consideration and has been fully considered. While LA05/2016/0283/O was refused, each application is assessed in its own merits. The principle of a dwelling on this site, and lawful commencement has been confirmed under LA05/2024/0593/CLUED. The proposal dwelling clusters with the existing buildings associated with No. 16 Magees Road. The siting partially overlaps previously approved positions and does not give rise to ribbon development concerns.		

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<p>Proposal fails to respect the established pattern of development along Magees Road and would appear incongruous.</p>	<p>The principle of a dwelling is established. The amended design is considered to integrate appropriately with the character of the area. Due to its scale and siting, the dwelling would not appear visually prominent or incongruous within its surroundings.</p>
<p>Scale and design of the dwelling are considered excessive and uncharacteristic of the area.</p>	<p>The scale and design have been reduced and refined during the course of the application. The proposal now presents a 1.5 storey dwelling with a lower ridge height than previously approved. The design accords with Building on Tradition and reflects the characteristics of nearby dwellings, including No. 16 Magees Road and 23 Chapel Road.</p>
<p>Concerns regarding non-compliance with countryside policies including COU15 and COU16.</p>	<p>The amended proposal has been assessed against Policies COU15 and COU16 and is considered to comply with the relevant criteria.</p>
<p>Issues raised in relation to wastewater, septic tanks and potential impact on local water environment.</p>	<p>Wastewater is proposed to be treated via a package treatment plant. NI Water, LCCC Environmental Health and DAERA Water Management Unit have been consulted and raise no objections. There is no evidence to contradict the professional advice of statutory consultees.</p>
<p>Concerns that submitted supporting information is inaccurate/misleading (including use of AI generated imagery).</p>	<p>The 3D images within the Design and Policy Statement are indicative only. The assessment is based solely on the formally submitted and numbered plans on the Planning Register.</p>
<p>Application considered to undermine the integrity of previous approvals and planning policy through incremental changes.</p>	<p>This application has been assessed against all relevant policy and material considerations. Planning history has been taken into account. No policy conflict arises from the amendments proposed.</p>
<p>Concern regarding siting of the dwelling forward of the established building</p>	<p>There is no established building line along this part of Magees Road or Chapel Road. The dwelling sits broadly in line with existing outbuildings to the south and reads as part of the existing built context. The siting is therefore considered appropriate.</p>

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line and proximity to neighboring property.	
Potential impact on neighboring amenity, particularly in relation to repositioning relative to adjacent shed/barn.	The nearest dwelling (No. 16 Magees Road) is approximately 31.2m away, separated by a large agricultural building and a 1.5-storey domestic garage. Given the separation distance, boundary offset and 1.5-storey scale, the proposal would not result in overshadowing or overbearing impact. The first-floor side window faces outbuildings rather than private amenity space or habitable rooms and therefore does not give rise to harmful overlooking.
Threat of legal challenge (Judicial Review) if the application is approved.	The Council has followed due process and the amended scheme is considered acceptable when assessed against the Plan Strategy and all other material considerations.

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Item Number 2			
Application Reference	LA05/2025/0815/O	Date Valid	12.11.2025
Description of Proposal	Single storey farm dwelling with detached garage	Location	Site to cluster with existing group of farm buildings at 93 Tullyard Road
Group Recommendation	Approval	Case Officer	Michael Vladeanu
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
4	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Detrimental impact on the character of the area.	The siting of the dwelling has been amended and is now positioned to the rear of the tree line, to the south of the existing sand school. The proposed dwelling would be appropriately located to be visually linked to the existing farm buildings to the northeast and, due to the undulating landscape and the mature vegetation along the eastern, western and southern boundaries of the site, it would not appear prominent within the surrounding area. Details relating to the design and external appearance of the dwelling will be addressed at the Reserved Matters stage.		
Loss of privacy and overlooking.	The revised siting of the dwelling provides a separation distance of approximately 80 metres from the nearest neighbouring property at No. 90 Tullyard Road. Given this substantial separation and the presence of the intervening tree belt, it is not considered that the proposal would result in any unacceptable loss of privacy or overlooking to existing residential properties.		
Detrimental impact on residential amenity through noise and disturbance.	LCCC Environmental Health have been consulted on the application and have raised no objection. Given the separation distance between the proposed dwelling and neighbouring properties, it is not considered that the development would result in any significant detrimental impact on residential amenity through noise or disturbance. It remains the responsibility of the applicant/developer to ensure that all appropriate measures are in place to secure a safe and considerate construction process.		

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<p>Inaccuracies on the plans.</p>	<p>Amended plans have been submitted during the course of the application, including a revised siting of the proposed dwelling. The Site Location Plan and Block Plan have been updated to reflect this change. These amended drawings are considered accurate, with the red line boundary enclosing only the proposed development site and the required visibility splays. The Block Plan provides an indicative layout showing the dwelling, garage, driveway and associated landscaping.</p>
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Item Number 3			
Application Reference	LA05/2026/0071/F	Date Valid	26.01.2026
Description of Proposal	Demolition of existing conservatory and outhouses. Single storey rear extension and internal alterations. External rendering of dwelling	Location	20 Magheralave Park East, Lisburn
Group Recommendation	Approval	Case Officer	Michael Vladeanu
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		
Loss of light to western facing window and overshadowing.	Throughout the course of the application the extension has been reduced. The plans submitted show that the application would not exceed 45-degree light test and hence would not lead to a loss of light or overshadowing to this window.		
Compromise of BRE degree rule.	The assessment of loss of light is set out in the Council's Supplementary Planning Guidance at Part A. As per drawing nos. 03a and 04a the extension would not breach the 45 degree rule test and the Council having carried out their own tests are satisfied that the extension is in compliance with its guidance.		
Impact on privacy.	The rear extension features a window on the sided elevation facing towards the neighbouring dwelling 22 Magheralave Park East. Whilst this would serve a non-habitable utility room it is considered prudent to apply a condition to any decision notice requiring this window to be obscure glazed to prevent any direct overlooking.		

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Item Number 4			
Application Reference	LA05/2026/0019/F	Date Valid	08.01.2026
Description of Proposal	Single-storey side and rear extension to create a new ground-floor bedroom with associated ancillary accommodation	Location	22 Blaris Drive, Lisburn
Group Recommendation	Approval	Case Officer	Michael Vladeanu
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		
Loss of light to side window.	The agent has carried out a 45-degree light test in relation to the neighbour's rear elevation windows, which demonstrates that these windows would not suffer an unacceptable loss of light as a result of the extension. The Council has also cross-checked the measurements and confirmed their accuracy. In relation to the side window, it is noted that, due to the side-by-side orientation of the dwellings and the two-storey scale of the existing dwelling, a degree of light loss already occurs to this window. It is not considered that the single-storey extension would result in any significant additional loss of light to this window and, in any event, the patio doors and window on the rear elevation of the dwelling would remain unobstructed.		
Overbearing impact due to the scale and siting.	The extension is set in from the eastern boundary at approximately 4.6m. Given this separation distance and the single-storey scale of the extension, it is not considered that the development would appear overbearing to the neighbour to the east. The extension would be set approximately 1m from the boundary with the neighbour to the west and 3.7m from its side elevation. The extension would project approximately 5.7m from the rear elevation of the neighbouring dwelling, but given the separation distance, the single-storey height of the extension, and the roof pitching away from the neighbour, it is not considered to give rise to a significant overbearing impact on this neighbour.		