

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

Week Ending 31st October 2025

Item Number 1			
Application Reference	LA05/2024/0890/F	Date Valid	09.12.2024
Description of Proposal	Extension of curtilage to provide garden area	Location	7 Lowtown Road, Glenavy, Crumlin
Group Recommendation	Refusal	Case Officer	Emma Forde
Reasons for Recommendation			
The proposal is contrary to policy COU16 criteria c) and e) in that it does not respect the traditional pattern of settlement exhibited in that area, and as it has an adverse impact on the rural character of the area.			
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 2			
Application Reference	LA05/2022/0663/F	Date Valid	04.05.2022
Description of Proposal	Proposed demolition of outbuildings and garage and refurbishment of existing building, extension to the side and rear to create a new office. Alteration of existing vehicular access and provision of 4no car parking spaces. Change of use of existing building to offices.	Location	1 Wallace Avenue Lisburn
Group Recommendation	Refusal	Case Officer	Sinead McCloskey
Reasons for Recommendation			
<ul style="list-style-type: none"> The proposal is contrary to criteria a), b), d) and f) of Policy HE10 New Development in a Conservation Area of the Lisburn and Castlereagh City Council Plan Strategy (2032) and does not conform with guidance set out in the Lisburn Conservation Area document in that the extension/ redevelopment of the building, if permitted, does not enhance the character and appearance of the conservation area where an opportunity to do so exists, or preserve its character or appearance where an opportunity to enhance does not arise, by reason of inappropriate form, scale, materials, detailing and important views within into and out of the area. The proposal is contrary to Policy WM2 of the Lisburn and Castlereagh City Council Plan Strategy (2032) in that the applicant has failed to demonstrate that there is a viable developer led solution available to achieve a foul connection and that this solution, if approved, would not create or add to a pollution problem. The proposal is contrary to Policy TRA1 of the Lisburn and Castlereagh City Council Plan Strategy (2032) in that it has not been demonstrated that the development proposals would create an accessible environment through the provision of footways and pedestrian crossing points. The proposal is contrary to Policy TRA2 of the Lisburn and Castlereagh City Council Plan Strategy (2032) in that it has not been demonstrated that the creation of a new access to the development proposals will not prejudice road safety or significantly inconvenience the flow of traffic. The proposal is contrary to Policy TRA7 of the Lisburn and Castlereagh City Council Plan Strategy (2032) in that it has not been demonstrated that there is 			

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adequate provision for car parking and that appropriate servicing arrangements have been provided so as not to prejudice road safety or inconvenience the flow of traffic.

- The proposal is contrary to Policies NH2 and NH5 of the Lisburn and Castlereagh City Council Plan Strategy (2032) as it has not been demonstrated that the proposed development is not likely to harm a European protected species or result in the unacceptable adverse impact on, or damage to known habitats, species or features of natural heritage importance.

Representations

Objection Letters	Support Letters	Objection Petitions	Support Petitions
1	0	N/A	N/A

Consideration of Objections

Issue	Consideration of Issue
It is requested that any overlooking windows could open inwards and away from the school. if the windows open outwards and towards the school, this could undermine the consideration that has already been given to potential safeguarding issues.	This request had been relayed to the agent at a meeting on the 23 rd February 2023, and no objections to this point were made. However no amended plans had formally been submitted since the meeting, so this detail had not been included in any new proposal.