

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

Week Ending 7th February 2025

Item Number 1			
Application Reference	LA05/2023/0064/F	Date Valid	19.01.2023
Description of Proposal	2 storey replacement dwelling on a farm with garage	Location	Lands 120m south of 4 Corrstown Road, Upper Ballinderry, Lisburn
Group Recommendation	Refusal	Case Officer	Kevin Maguire
Reasons for Recommendation			
<ul style="list-style-type: none"> • The proposal is contrary to policy COU1 of the Lisburn and Castlereagh City Council Plan Strategy in that the proposed development is not an acceptable form of development in the countryside • The proposal is contrary to Policy COU3(a) and (b) of the Lisburn and Castlereagh City Council Plan Strategy in that the proposed replacement dwelling has not adequately demonstrated why it cannot be sited within the established curtilage of the existing dwelling, and that if approved would have a visual impact significantly greater than the existing building. • The proposal is contrary to Policy COU15(b) and (g) of the Lisburn and Castlereagh City Council Plan Strategy in that a dwelling if permitted would not be sited to cluster with an established group of buildings and ancillary works would not integrate with surroundings. • The proposal is contrary to policy COU16 (b), (e) and (h) of the Lisburn and Castlereagh City Council Plan Strategy in that a dwelling if permitted would not be sited to cluster with an established group of buildings, would have an adverse impact on the rural character of the area and the impact of ancillary works would have an adverse impact on rural character. 			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		

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Item Number 2			
Application Reference	LA05/2022/0885/F	Date Valid	26.09.2022
Description of Proposal	1 Dwelling	Location	Between 7 & 15 Church Road, Dundonald
Group Recommendation	Refusal	Case Officer	Helen McGuinness
Reasons for Recommendation			
<ul style="list-style-type: none"> The proposal is contrary to Criteria (i) of Policy HOU4 of the Lisburn and Castlereagh City Council Plan Strategy in that, it has not been demonstrated that the proposed development would not conflict with adjacent land uses resulting in an adverse effect on noise, odour or other disturbance. 			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
1	1	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Concerns regarding obscuring the view from the listed building.	The proposed development has been assessed against the relevant policy HE9- Development affecting the Setting of a Listed Building. As mentioned in the assessment section of this report, considering the scale and design, it is considered that the proposed new dwelling will not result in an adverse impact on the setting of the nearby listed buildings. In addition, HED have provided feedback confirming the application complies with the relevant policies and will not result in an adverse impact to the listed buildings.		
The proposed contemporary apartment block does not maintain or enhance the overall character of the area of townscape character, nor does it respect the build form of the area.	During the lifetime of the application, the proposed scheme was reduced to propose 1no. single storey dwelling. As mentioned in the assessment above, the proposal not considered to result in an adverse impact to the Area of Townscape character and therefore complies with Policy HE10.		
Concerns regarding	The proposal has been amended to reduce the scheme to 1no. dwelling. It is therefore contended that the proposal would not result in overdevelopment of the site.		

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<p>overdevelopment of the site.</p>	
<p>The amenity space proposed seems inadequate for the amenities of 2no. apartments.</p>	<p>The proposal has been amended to reduce the scheme to 1no. dwelling. The proposed development has been assessed under the relevant policy and guidance with regard to space standards. The proposal is considered to be acceptable.</p>
<p>Concerns regarding the structural viability of the proposed apartment building.</p>	<p>Given the small separation distances between the church boundary and application site, there would be no space for maintenance without requiring access to church grounds for major works. The proposal has been amended to reduce the scheme to 1no. dwelling. It is advised that any concerns regarding access and maintenance is outside of the remit of planning.</p>