COMMITTEE ITEM	**3.3**
APPLICATION NO	**LA03/2025/0506/F**
DEA	**ANTRIM**
COMMITTEE INTEREST	**ADDENDUM REPORT**
RECOMMENDATION	**GRANT PLANNING PERMISSION**
PROPOSAL	Change of use of a 4-bedroom apartment into a House of Multiple Occupation (HMO)
SITE/LOCATION	33 Millhouse Dale, Antrim, BT41 2UN
APPLICANT	Olatunbosun Lawal
AGENT	Big Design Architecture
LAST SITE VISIT	21st August 2025
CASE OFFICER	Dan Savage Tel: 028 90340438 Email: daniel.savage@antrimandnewtownabbey.gov.uk

Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal https://planningregister.planningsystemni.gov.uk/application/701007

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

Since the preparation of the Committee Report, one (1) additional letter of objection has been received from one notified property. While a number of the issues raised have been previously addressed within the Committee Report, further additional issues have been raised.

A summary of the key points of the objection raised are provided below:

- Lease Complications
- Fire safety
- Insurance Complications
- Parking
- Additional strain on shared facilities

Concerns have been raised by the objector in relation to fire safety and the legal requirements surrounding fire safety in Houses of Multiple Occupation. HMO regulations do not fall within the remit of planning. In addition, there are no changes to the layout or building elevations and it is considered that the subject development would not have a significantly greater fire risk.

The majority of the concerns raised within the representation were alluding to insurance and lease complications. As part of the planning process the Council considers the principle of development, determines if a site is suitable for the development and assesses the specific development proposals. However, the Council has no remit in relation to insurance and lease complications. A breach of lease is not something that would be adjudicated upon as part of the planning process, and the third party should seek legal advice to resolve any issues regarding the lease. In relation to the impact that any subsequent granting of approval would have on insurance premiums for residents of Millhouse Dale, it is not considered to be a material consideration to be taken into account in the determination of a planning application.

Other concerns raised in relation to the application such as traffic and strain on shared facilities were considered within the original Planning Committee report. The recommendation remains to grant planning permission.

RECOMMENDATION	**GRANT PLANNING PERMISSION**

PROPOSED CONDITION

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

   Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

Site Location Plan

1:500

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Reference: LA03/2025/0506/F

Site Location

Antrim and Newtownabbey

COMMITTEE ITEM	**3.5 ADDENDUM**
APPLICATION NO	**LA03/2024/0377/F**
DEA	**ANTRIM**
COMMITTEE INTEREST	**ADDENDUM TO COMMITTEE REPORT**
RECOMMENDATION	**REFUSE PLANNING PERMISSION**
PROPOSAL	Change of use of former ground floor bank to 2no. retail units and change of use of first floor to 5no. residential units including internal works and external alterations
SITE/LOCATION	50-52 High Street, Antrim, BT41 4DS
APPLICANT	Brian McKenna
AGENT	GMR Architects Ltd
LAST SITE VISIT	12th August 2024
CASE OFFICER	Morgan Poots Tel: 028 90340419 Email: morgan.poots@antrimandnewtownabbey.gov.uk

Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal https://planningregister.planningsystemni.gov.uk/application/690174

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

Members, following the publication of the Committee Report, further information was received from the applicant in the form of Parking Surveys (Document 07, dated 15th January 2026).

The Parking Surveys contained a letter from MRA Partnership, dated 15th January in relation to the parking provision for the site. The letter details that the proposal reduces the need for parking during the day from 29no. spaces for the former use of the bank to 16no. spaces for the proposed retailing element and 7no. spaces for the proposed residential element.

As outlined in the Committee Report, the lack of parking for the 2no. retailing units is considered to be acceptable given the town centre location and availability of nearby public car parks including Castle Mall, Railway Street and Lough Road car parks which are available for short term visitors to use.

The agent argues that the previous use on site as a bank required 29no. spaces which is reduced to 23no. spaces required for the proposed development (16no. for the retailing element and 7no. for the residential units). Whilst it is noted that the parking demand for the site is reducing, the previous use on site was a bank which would have attracted short term visitors who could have availed of nearby public car parking and on-street parking within the town centre. The proposal for 2no. ground floor retailing units is considered to be acceptable in terms of parking for the same reason, as set out in the Committee Report.

However, in accordance with the DoE Parking Standards, the total spaces required for the 5no. residential units is 6.75 spaces this is calculated as 1.25 spaces required for each of the three (3) one (1) bedroom apartments and 1.5 spaces for each of the two (2) two (2) bedroom apartments. It is noted that no parking at all is provided for the 5no. residential units.

Parking surveys were carried out on Friday 12th December 2025 and Tuesday 13th January 2026 and the agent states that these demonstrate that there is more than 7no. spaces available to serve the residential element of the proposal. The survey carried out on the 12th December was carried out at 05:22 and the survey carried out on the 13th January was carried out at 21:30.

In an Appeal Decision (Ref: 2022/A0211) for 15no. apartments within Market Square Antrim, the PAC shared the Council's concerns in relation to the timings of the parking surveys which were carried out at off-peak times (between 7pm and 7am). The submitted parking survey for this application was also carried out at off-peak times and therefore there are concerns with this.

Through the parking survey, on the 12th December 2025, 32no. spaces are shown as available along both Market Square and High Street, with 22no. spaces shown as available on the 13th January 2026. It is argued that sufficient space is available to accommodate the residential element of the proposal. In addition it states the demand for parking will be lower in the town centre and data provided indicates that 44% of residents within this area do not own a car.

Although the applicant has indicated that there is on-street parking within the vicinity of the site, it has not been satisfactorily demonstrated that these parking spaces will be available to the future occupants of this development. Additionally, all of the 32no. spaces surveyed along Market Square and High Street are subject to parking restrictions, with a parking time of only 30 minutes allowed between 09:00 and 17:00 Monday to Saturday, and no return within two hours. These spaces would not be suitable for potential residents who may require parking for their vehicle during these times of the day.

Essentially, these are public parking spaces which serve the surrounding commercial and retail units, and this private residential development is seeking to rely solely upon parking spaces which are being provided for public use which could have a knock-on effect for parking within the town. The use of public parking spaces for the retailing element is considered acceptable as previously outlined. However, the absence of parking for the residential units is not considered acceptable, regardless of the overall reduction in parking for the site for the reasons set out above.

It is noted that a 3-year Residential Ulsterbus Town Travel Card Scheme shall be offered to residents of the apartments and that a Travel Co-ordinator will be appointed to encourage active travel to aim to reduce car dependency which are welcomed measures.

Taking all the above into account, a reduced level of parking with an appropriate package of measures to promote alternative transport modes could be accepted within this town centre location, however, no parking at all is being proposed in this case and it has not been demonstrated that there is sufficient alternative parking is available for the residential element of the proposal. Although the applicant has sought to demonstrate that there are available spaces within the town centre, the parking survey cannot be relied upon given the timings of the survey.

It is acknowledged that a reduced level of parking for the proposed development would be acceptable with an appropriate package of measures to promote

alternative transport modes, however, the applicant has failed to make a persuasive argument that there are special circumstances which would justify no parking provision.

The proposal is therefore contrary to paragraph 6.311 of the Strategic Planning Policy Statement and criterion (C) of Policy DM 10.1 of the ANPS in that adequate provision has not been made for car parking.

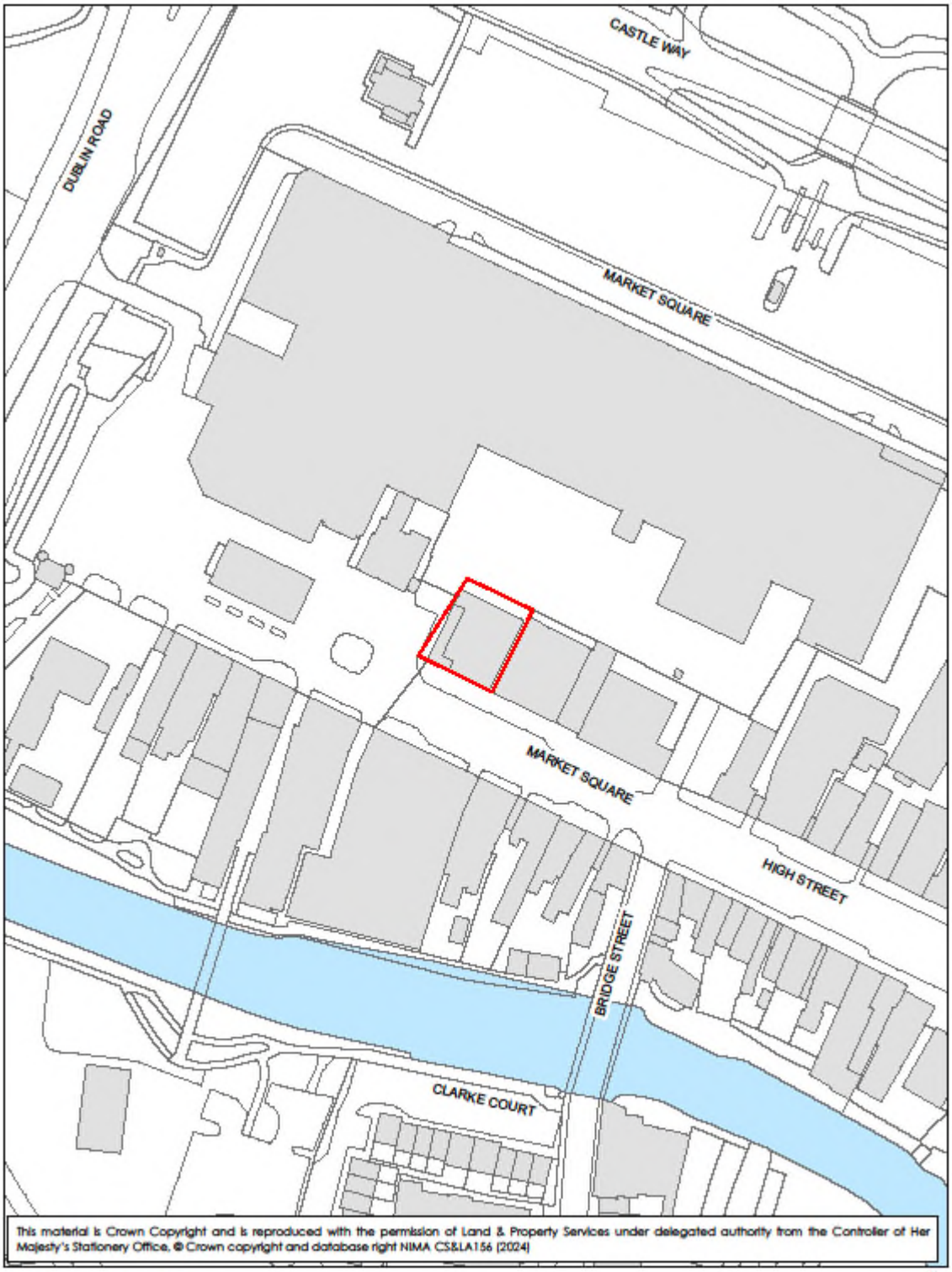
The recommendation remains to refuse planning permission.

RECOMMENDATION	**REFUSE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to paragraph 6.311 of the Strategic Planning Policy Statement and criterion (C) of DM 10.1 of Antrim and Newtownabbey Plan Strategy Plan Strategy in that adequate provision has not been made for car parking.

2. The proposal is contrary to paragraph 6.19 of the Strategic Planning Policy Statement and to Policies SP 7 and DM 33 of Antrim and Newtownabbey Plan Strategy in that the proposal is of an inappropriate design due to the use of materials and detailing and it has not been determined that the proposal would not have a detrimental impact on the character and appearance of Antrim Conservation Area.



Site Location Plan

1:1,250

Reference: LA03/2024/0377/F

Site Location

COMMITTEE ITEM	**3.8**
APPLICATION NO	**LA03/2024/0494/F**
DEA	**AIRPORT**
COMMITTEE INTEREST	**COMMITTEE DEFERRAL**
RECOMMENDATION	**GRANT PLANNING PERMISSION**
PROPOSAL	Retention of extension of curtilage of existing dwelling house to include hardstanding and ancillary garage
SITE/LOCATION	362 Ballyclare Road, Newtownabbey, BT36 4TQ
APPLICANT	Graham Dines
AGENT	Andrew Hair
LAST SITE VISIT	03/09/25
CASE OFFICER	Harry Russell Tel: 028 903 40408 Email: harry.russell@antrimandnewtownabbey.gov.uk

The full details of this application, including the application forms, relevant drawings, consultation responses and any representations made are available to view at the Northern Ireland Planning Portal:
https://planningregister.planningsystemni.gov.uk/application/701106

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

Following the publication of the Planning Committee Report and the re-siting of the garage, it was considered necessary to attach an additional condition to remove permitted development rights within the northwestern portion of the site, in order to prevent buildings being erected which would result in the extension of the existing ribbon of development. The recommendation remains to grant planning permission subject to conditions.

CONCLUSION

The following is a summary of the main reasons for the recommendation:

- It is considered the proposal integrates at this location and respects the rural character of the area;
- The proposal will not unduly affect the privacy or amenity of neighbouring residents; and
- There are no concerns regarding road safety.

RECOMMENDATION	**GRANT PLANNING PERMISSION**

PROPOSED CONDITIONS

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

   Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. The proposed planting must be carried out in accordance with approved Drawing No. 02/3 date stamped 17 December 2025. The planting shall be carried out in the first available season from the date of this decision.

   Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

3. If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted must be planted at the same place, unless the Council gives its written consent to any variation.

   Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

4. This permission authorises only private and domestic use of the proposed building and does not confer approval on the carrying out of trade or business there from.

   Reason: To prevent an unacceptable change of use on the site.

5. The garage hereby permitted shall not be occupied at any time other than for the purposes ancillary to the residential use of the dwelling known as 362 Ballyclare Road, Newtownabbey, BT36 4TQ.

   Reason: To prevent the creation of an additional planning unit.

6. Notwithstanding the provisions of the Planning (General Permitted Development) Order (Northern Ireland) 2015, or any Order revoking and/or re-enacting that Order, no ancillary buildings shall be erected within the area of the site shaded blue on Drawing No. 02/3 date stamped 17th December 2025.

   Reason: To prevent the extension of ribbon development at this location.