

COMMITTEE ITEM	3.2 - ADDENDUM
APPLICATION NO	LA03/2025/0342/F
DEA	THREE MILE WATER
COMMITTEE INTEREST	ADDENDUM TO COMMITTEE REPORT
RECOMMENDATION	GRANT FULL PLANNING PERMISSION
PROPOSAL	Retention of extension and alteration to dwelling
SITE/LOCATION	9 Glenkeen Avenue, Newtownabbey, BT37 0PH
APPLICANT	Kathrine Wallace
AGENT	JWA Design
LAST SITE VISIT	5th June 2025
CASE OFFICER	Eleanor McCann Tel: 02890340422 Email: eleanor.mccann@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 Northern Ireland Planning Portal

<https://planningregister.planningsystemni.gov.uk/application/699320>

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

Members, following the circulation of the Addendum Report, a further letter of objection was received on 11th September 2025, and the agent submitted an amended Proposed Floor and Elevations Plan, Drawing No. 04/2 date stamped 15th September 2025.

The matters raised in the letter of objection include:

- Glenkeen is within the Lenamore Area of Townscape Character, governed by clear building legislation, and the objector fails to see how the plans can be passed;
- The extension has caused a loss of light to their property;
- Reference was made to 'Your Home and Planning Permission Planning Guidelines, Published October 2022' and the rear extension having a 'wooden look construction' not in keeping with the finishing materials of the host dwelling; and
- The two clear glass windows overlook their property and are extremely close to their boundary hedge and have a clear view of their bathroom window.

The application site is located within the settlement limit of Metropolitan Newtownabbey and within an Area of Townscape Character Lenamore (ATC) under Zoning MNY 33 as designated within the Draft Belfast Metropolitan Area Plan (Published 2004) (dBMAP).

Designation MNY 33 states that the key features of the area which will be taken into account when assessing development proposals include:

- The late Victorian and Edwardian dwellings, which include large, two storey detached villas, set within mature gardens;
- The inter-war 1920s/30s dwellings, post war 1950s/60s properties and 1980s/90s housing, which fit comfortably with a gently sloping topography;

- The informal and secluded layout of narrow roads, set within a dense mature landscape and bordered by tall boundary hedges;
- St. Patrick's Church (1866) and building;
- The late Victorian 'Old Rectory' (No. 122 Circular Road) listed building;
- The Edwardian Arts and Crafts 'Eden Lodge' (No. 129 Circular Road) listed building;
- The detached dwellings on Circular Road from the late nineteenth and early twentieth century and from the inter-war 1920s/30s; and
- The 1950s row of closely fitted detached houses along the southern side of Circular Road.

Designation MNY 33 also states that all development proposals will be assessed against the following key design criteria:

- Density/Building Footprint: New dwellings shall be detached or semi-detached. Terraced, town house or apartment developments will not normally be permitted; and the size, plot ratio and ratio of footprint to open space in new developments shall be compatible with those of the historic character and appearance in the immediate neighbourhood;
- Landscape Quality: Development shall not include the removal of trees and areas of soft landscaping between the building line and the boundary of the road or footway; and
- Townscape Quality/Detailing: New dormer windows shall be located on the rear roof elevation. In exceptional cases where a dormer is required on the front elevation, it shall be of pitched design and in scale with the existing building and its fenestration.

It is considered that the development proposal complies with the criteria set out above as there is no change to the footprint of the dwelling, there is no removal of trees and the dormer window is located on the rear roof elevation.

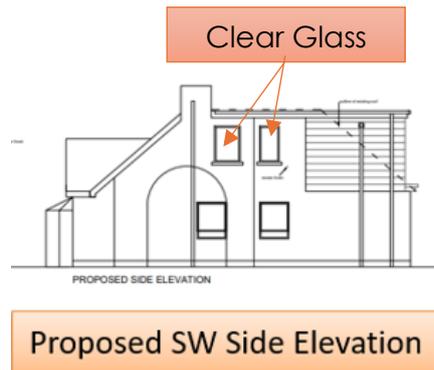
The issue raised by the objector regarding loss of light as a result of the extension was previously addressed in the original Planning Committee Report and the earlier Addendum report.

The objector made reference to Section 1: Extending a Dwelling of 'Your Home and Planning Permission Planning Guidelines, Published October 2022' and specifically to Item 6 relating to finishing materials, which states that 'the materials used in any exterior work other than materials used in the erection of a conservatory are of similar appearance to those used in the construction of the exterior of the original house.' The objector has concerns that the rear extension has a 'wooden look construction' not in keeping with the finishing materials of the host dwelling. With regards to these concerns, as stated in the original Planning Committee Report, the proposed extension is located to the rear of the host dwelling and is screened by existing boundary vegetation and buildings when viewed from Glenkeen Avenue. As such, the proposed finishes are considered acceptable as they do not detract from the host dwelling or the surrounding area.

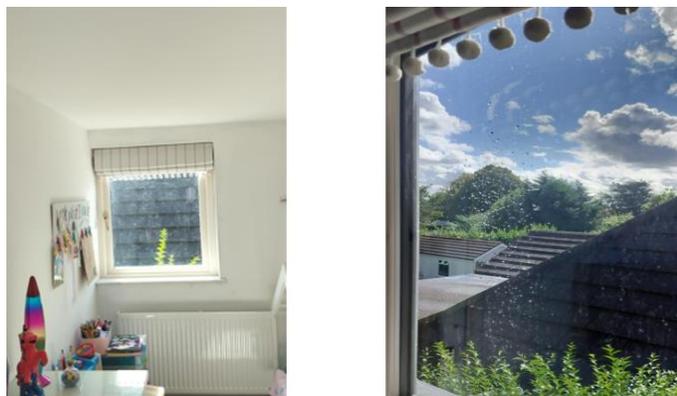
The objector also raised concerns that the proposal does not comply with Item 7 of the Planning Guidelines, which states that 'an upper floor window located in a wall or roof slope, forming a side elevation of the house, which is within 15m of any boundary of the curtilage of a neighbouring house is obscure glazed and is non-

opening unless the parts which can be opened are more than 1.7m above the floor of the room in which the window is installed'. The objector then stated that two clear glass windows, which are extremely close to their boundary hedge, overlook their property and have a clear view of their bathroom window.

The windows to which the objector is referring to are the two windows on the first floor southwestern side elevation serving a bedroom and dressing room. The agent submitted an amended Proposed Floor and Elevations Plan, Drawing No. 04/2 date stamped 15th September 2025. The elevation plan below depicts the first floor windows on the southwestern elevation of the extension referred to:



It is not considered necessary to impose a condition requiring the two windows to be finished in opaque glazing or be non-opening as they serve a bedroom and a dressing room with views which look onto the roof of the neighbouring dwelling at No. 9 Glenkeen Avenue. The views achieved from the bedroom window and dressing room window are depicted in the photographs below.



View from Bedroom Window



View from dressing room window

In conclusion, the proposed extension to the dwelling is considered acceptable and there is no change to the recommendation to grant planning permission.

CONCLUSION

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

- The principle of the development is considered acceptable;
- The scale, massing, design and appearance of the proposal are considered acceptable;
- The proposal will not unduly affect the privacy or amenity of neighbouring properties;
- The proposal will not have a detrimental impact on trees or the environmental quality of the area;
- Sufficient space remains within the curtilage of the property for recreational and domestic purposes; and
- Parking provision levels are considered acceptable.

RECOMMENDATION

GRANT PLANNING PERMISSION

PROPOSED CONDITIONS.

1. This decision notice is issued under Section 55 of The Planning Act (Northern Ireland) 2011.

Reason: This is a retrospective application.

2. Within 8 weeks of the date of this decision, the windows coloured blue on Drawing No. 04/2 date stamped 15th September 2025, must be finished in opaque glass and shall thereafter be permanently retained.

Reason: To protect the amenity of nearby residential properties.

3. Within 8 weeks of the date of this decision the first-floor window on the northeastern gable elevation, as outlined in red on Drawing No. 04/2 date stamped 15th September 2025, must be hung on the right-hand side of the frame when viewed from within the bedroom.

Reason: To protect the amenity of nearby residential properties.

COMMITTEE ITEM	3.6 ADDENDUM
APPLICATION NO	LA03/2024/0899/F
DEA	BALLYCLARE
COMMITTEE INTEREST	ADDENDUM TO COMMITTEE REPORT
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSAL	3 no. detached 2 storey dwellings with associated parking and landscaping
SITE/LOCATION	Lands to northeast of Ballycorr Road, approximately 200m northeast of Ballycorr Heights, Ballyclare
APPLICANT	Craighill Developments Ltd.
AGENT	Formative Architects Ltd
LAST SITE VISIT	30 January 2025
CASE OFFICER	Sairead McCarthy Tel: 028 90340406 Email: sairead.mccarthy@antrimandnewtownabbey.gov.uk
<p>The full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Northern Ireland Planning Portal</p> <p>https://planningregister.planningsystemni.gov.uk/application/695050</p>	
ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS	
<p>Following the publication of the Planning Committee Report, a letter (Document 01, date stamped 12th September 2025) prepared by Tughans on behalf of the applicant was received. Comments are provided within Document 01 on the three draft reasons for refusal, concluding that the application should be withdrawn from the Planning Committee meeting to allow for further consideration by Planning Officers, and where necessary, the submission of further information.</p> <p>Members will note from the original Committee Report, that the planning agent was given the opportunity to submit additional information in support of the application on 25 February 2025 and again on 04 July 2025.</p> <p>The information received by the Council following the case officers' email of 25 February has been assessed in the Planning Committee Report, and it was considered that this information did not demonstrate how the comprehensive planning of the entire zoned area would be undertaken, or how the required areas of public open space and neighbourhood facilities would be delivered in a timely manner. No new information to address points (a) – (c) (inclusive) of the first draft refusal reason is contained within Document 01.</p> <p>The case officers' email of 04 July 2025 gave the applicant the opportunity to submit an updated planning statement in light of the adoption of the Council's Plan Strategy, however, the applicant declined to avail of this opportunity and submitted no further information or amended plans.</p>	

Throughout the processing of the planning application, and as per the most recently submitted Document 01, the applicant / agent refers to the application site as falling within a number of previously approved concept masterplans that cover the wider zoned site (ref: BE 04/03 in dBMAP). In this regard, the applicant concurs that the site can be considered as a smaller piece of the puzzle, which is for the comprehensive development of the entire zoned area. Contrary to this viewpoint however, it seems that the applicant is now of the opinion that this site should be assessed independently of the wider zoning and that certain policy contexts should not consequently be applied to this site. Therefore, it is argued in Document 01 that given the size and scale of the proposed development, it falls below the threshold required by the ANPS for the provision of affordable housing and lifetime homes. This same argument is put forward for the lack of a neighbourhood centre, the under provision of public open space and the absence of a children's play park. It seems that on one hand the applicant is content to consider the application site as falling within the wider zoned area for the purposes of providing areas of open space and neighbourhood facilities, but that it is not part of this wider zoning when it comes to providing an adequate level of affordable housing and lifetime homes. No additional information has been submitted to address the draft refusal reason 2.

Points (d) and (f) of draft refusal reason 1 reflect new policies contained within the ANPS and require the provision of measures which would promote biodiversity, the provision of necessary digital infrastructure and the incorporation of sustainable energy measures. Despite not providing any details of proposed planting, biodiversity or sustainable energy measures, the applicant wishes to have these elements addressed through the use of conditions on any forthcoming decision notice. Similarly, the applicant seeks the use of a condition for the provision of digital infrastructure, as it is his intention to provide service ducting throughout the site to enable future connection to digital services, however, no further details regarding this element have been submitted.

Draft refusal reason 3 refers to the lack of information to demonstrate that the proposal would not negatively impact upon designated sites, priority habitats, protected species and other features of biodiversity interest. Document 01 provides additional information to seek to demonstrate that the site would not have an impact on these features. There are no watercourses located within the site and the Planning Appeals Commission Report on the Public Enquiry into draft Belfast Metropolitan Area Plan removes the application site from the Site of Local Nature Conservation Importance (SLNCI) as set out within draft Belfast Metropolitan Area Plan (dBMAP). It is considered that the proposed development will not have a significant detrimental impact on designated sites, priority habitats, protected species and other features of biodiversity interest and refusal reason 3 in relation to this has therefore been removed.

Notwithstanding, it is considered that the information contained within Document 01 is not sufficient to overcome the recommendation to refuse this application.

It is noted that the final paragraph in Document 01 states that 'Should the Council refuse the planning application on the basis of the draft refusal reasons, we reserve the right to refer to this letter in support of a costs application before the Planning Appeals Commission'. The circumstances in which the applicant could submit a cost claim to the PAC are set out in its Cost Awards Guidance document. Based on the criteria in this document, the applicant would be alleging that the Council has

acted unreasonably and that the unreasonable behaviour of the Council has caused the applicant to incur unnecessary or wasted expense. It must be noted however, that the applicant has been afforded opportunities to submit supporting information, which have not always been availed of. Nevertheless, any decision for an awards of cost rests with the PAC and should not be considered by the Council.

In summary the matter has been considered further by officers as set out above. The applicant has indicated that new information will only be submitted where necessary and has not demonstrated a firm intention to submit new information, a timeframe or an outline of what is to be submitted.

CONCLUSION

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

- The principle of housing on the site is considered acceptable;
- It has not been demonstrated how the comprehensive planning of the entire zoned area is to be undertaken, and the proposal would result in unsatisfactory piecemeal development;
- The size, scale, design, layout and general appearance of the proposed development is acceptable, and the proposal will not have a detrimental impact on the character of the surrounding area;
- The proposal fails to provide the necessary digital infrastructure and does not incorporate sustainable energy measures;
- The proposal fails to provide adequate landscaping;
- The proposal fails to provide adequate provision for public amenity space; and
- There are no significant concerns relating to transport, traffic, parking and road safety matters.

RECOMMENDATION

REFUSE PLANNING PERMISSION

PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the draft Belfast Metropolitan Area Plan and the policy provisions of the Strategic Planning Policy Statement and Policies DM 16, DM 17 and DM 25 of the Council's Plan Strategy, and associated guidance document Creating Places in that it has not been demonstrated that a quality residential development will be achieved due to:
 - a) The failure to provide adequate details for the delivery of a local neighbourhood centre to serve the application site and the wider zoning;
 - b) The failure to provide adequate details for the delivery of an equipped children's play area to serve the application site and the wider zoning;
 - c) The failure to provide adequate details for the delivery of sufficient open space (20%) to serve the application site and the wider zoning;
 - d) The failure to provide any measures which would promote biodiversity
 - e) The failure to provide adequate landscaping; and
 - f) The failure to provide necessary digital infrastructure and incorporate sustainable energy measures
2. The proposal is contrary to the draft Belfast Metropolitan Area Plan and the policy provisions of the Strategic Planning Policy Statement and Policy DM 17 of the Council's Plan Strategy in that it has not been demonstrated that:
 - a) The development will provide at least 10% of the total units in the wider zoning as affordable housing as part of the overall scheme; and

b) A minimum of 20% of the units in the wider zoning have been designed within the scope of the Lifetime Homes approach.

COMMITTEE ITEM	3.8 - ADDENDUM
APPLICATION NO	LA03/2025/0162/F
DEA	THREE MILE WATER
COMMITTEE INTEREST	ADDENDUM REPORT
RECOMMENDATION	GRANT PLANNING PERMISSION
PROPOSAL	Relocation of access and driveway and erection of boundary fence
SITE/LOCATION	12 Glenavon Park, Jordanstown, Newtownabbey, BT37 0QP
APPLICANT	William Galbraith
AGENT	9yards architecture
LAST SITE VISIT	29/04/2025
CASE OFFICER	Michael Glynn Tel: 028 903 40411 Email: Michael.glynn@antrimandnewtownabbey.gov.uk
<p>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/697772</p>	
ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS	
<p>Following the circulation of the Planning Committee Report, an amended scheme has been submitted. The revised proposal removes the 1.8m high close boarded fence which was projecting in front of the dwelling at No. 12 Glenavon Park and was positioned along the southwestern site boundary abutting Glenavie Park.</p> <p>The amended proposal seeks to retain a portion of the 1.8m high close boarded fence along the southeastern shared boundary with No. 3 Glenavie Park, which is considered acceptable as it is positioned to the rear of the building line. The existing vehicular access to the property coming off Glenavie Park is to be built up with a low wall approximately 0.7m in height and finished with white painted wet dash to match the existing roadside boundaries of the application site and that of the surrounding properties.</p> <p>The revised scheme, as set out within the Proposed Block Plan and Proposed Elevations Plan, Drawing No. 02/2 date stamped 10th September 2025, is considered to address the previous concerns and the development is no longer considered to detract from the character and appearance of the surrounding area.</p> <p>In conclusion, it is considered the previous concerns outlined in the original Planning Committee Report have been addressed and it is considered the proposal aligns the policy provisions of the Strategic Planning Policy Statement and Policies SP 4 and DM 22 of the Antrim and Newtownabbey Plan Strategy. As such, the recommendation is to grant planning permission.</p>	
CONCLUSION	
<p>The following is a summary of the main reasons for the recommendation:</p> <ul style="list-style-type: none"> • The principle of development is considered acceptable; • The proposal is considered acceptable in terms of scale, massing, design and appearance; 	

- The proposal is not considered to unduly impact the amenity of neighbouring properties;
- The proposal is not considered to result in adverse impacts on trees and environmental quality of this area; and
- The proposal is not considered to negatively impact amenity space, parking and manoeuvring.

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 vehicular access(es), including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No. 02/2 date stamped 10th September 2025, prior to the commencement of any other development hereby permitted. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

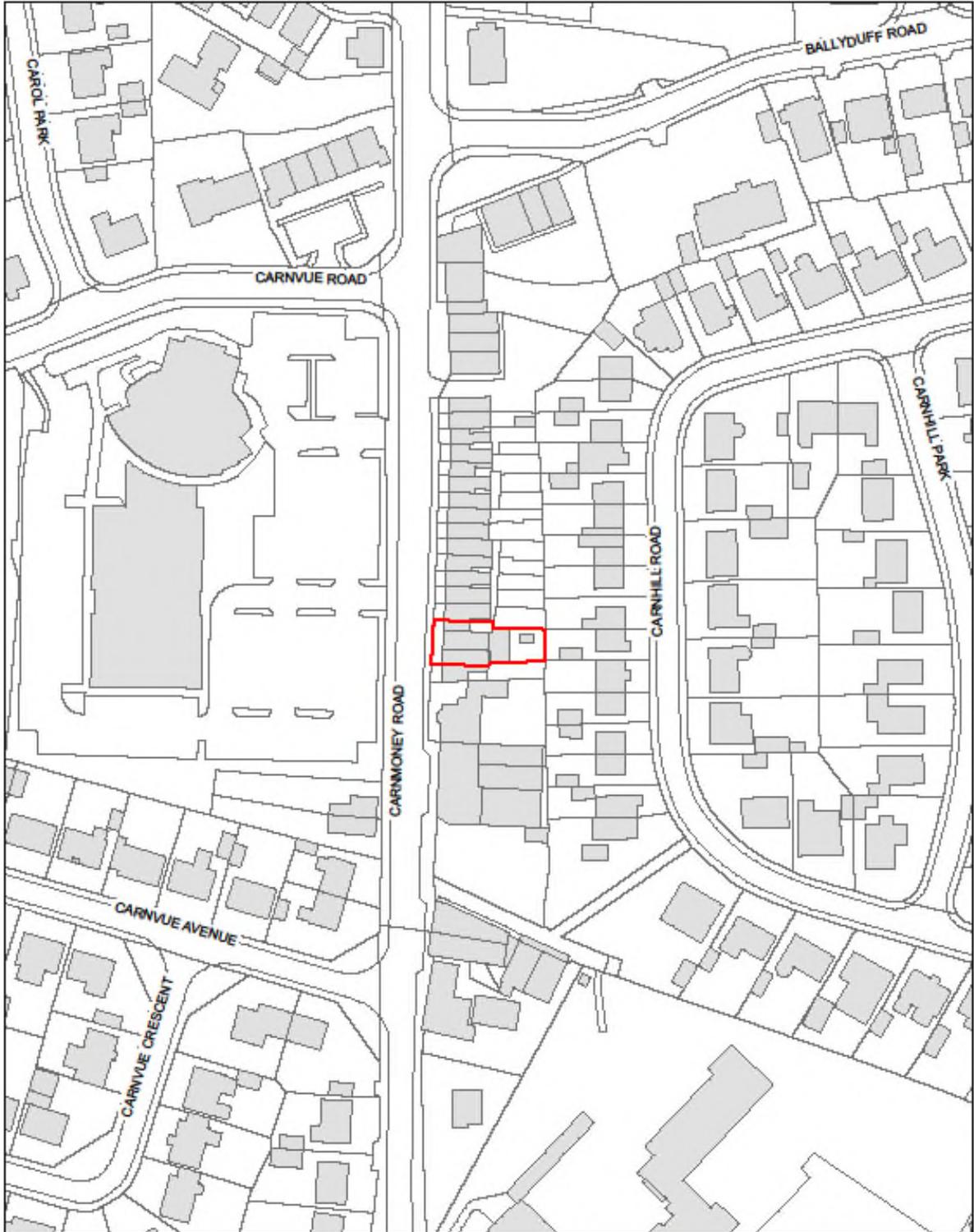
3. The gradient(s) of the access road shall not exceed 8% (1 in 12.5) over the first 5m outside the road boundary. Where the vehicular access crosses a footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

Reason: To ensure there is a satisfactory means of access in interests of road safety and the convenience of road user.

4. Prior to the completion of the development hereby approved, a 1.8m close boarded fence shall be erected along the section of the southeastern boundary as indicated in blue on Drawing No. 02/2 date stamped 10th September 2025.

Reason: To protect the amenity of nearby residential properties.

COMMITTEE ITEM	3.10 - ADDENDUM
APPLICATION NO	LA03/2025/0191/F
DEA	GLENGORMLEY URBAN
COMMITTEE INTEREST	ADDENDUM REPORT
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSAL	Change of use and alterations to form 2no dwellings
SITE/LOCATION	309-311 Carnmoney Road, Newtownabbey, BT36 6JT
APPLICANT	Harry Swann
AGENT	HR Jess Ltd
LAST SITE VISIT	8th May 2025
CASE OFFICER	Alexandra Tipping Tel: 028 903 40216 Email: alexandra.tipping@antrimandnewtownabbey.gov.uk
<p>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/697939</p>	
ADDENDUM TO COMMITTEE REPORT	
<p>Following the circulation of the previous addendum report, the agent emailed Officers on 12th September 2025 to provide a further update, advising that a Waste Water Impact Assessment (WWIA) prepared by Sheehy Consulting was submitted to Northern Ireland Water (NIW) on Tuesday 9th September 2025 for review.</p> <p>Given the delayed submission of the information, NIW has not yet had the opportunity to fully review and provide comment on this WWIA. It is however noted that NIW had previously advised the agent on 30th July 2025 that in order for a full and appropriate assessment to be undertaken that a Pre-Development Enquiry should be submitted and that this would be the proper process/method for NIW to assess this matter.</p> <p>Members are advised that a representative from NIW will be attending the Planning Committee Meeting and will be available to make comment on the matter, but should note that NIW have not had the opportunity to make a full and proper assessment of the WWIA submitted on 9th September 2025.</p> <p>With the above considered, the concerns remain consistent with the original Planning Committee Report and the recommendation to refuse planning permission stands.</p>	
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSED REASON FOR REFUSAL	
<p>1. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policy DM 50 of the Councils Plan Strategy in that there is no adequate means of sewage disposal available to serve the development and the proposal would result in a detrimental impact on environment in terms of pollution.</p>	



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Site Location Plan

1:1,250

Reference: LA03/2025/0191/F

 Site Location

