

Planning Committee Meeting – Monday 17 November 2025

Schedule of Applications expected to be considered

PROPOSAL: **PLANNING APPLICATION NO: LA03/2024/0406/O**
Site for residential development

SITE/LOCATION: 19 Rashee Road and land immediately northwest and to the rear of
23 Rashee Road, Ballyclare, BT39 9HJ

RECOMMENDATION: **GRANT OUTLINE PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2025/0589/O**
2 No. dwellings and garages (renewal of previously approved
application LA03/2022/0335/O)

SITE/LOCATION: Lands immediately to the rear and approximately 50m west of No.
122 Hillhead Road, Ballyclare, BT39 9LN

RECOMMENDATION: **GRANT OUTLINE PLANNING PERMISSION**

PROPOSAL: **PLANNING APPLICATION NO: LA03/2025/0351/F**
Domestic stables with adjoining sand paddock, including retention
of existing stoned area as extension of curtilage (In substitution for
stables approved under LA03/2023/0275/F)

SITE/LOCATION: 20 Dundesert Road, Crumlin, BT29 4SL

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

**PROPOSED REASONS
FOR REFUSAL:**

1. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy SP 1 of the Antrim and Newtownabbey Plan Strategy, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy DM 27 and Criterion (a) of Policy DM 22 of the Antrim and Newtownabbey Plan Strategy, in that the proposal would appear as a prominent feature in the landscape; the site lacks long established boundary treatments; the site relies primarily on new landscaping for integration; the design of the building and proposed boundary treatments are inappropriate for the site and locality; and the proposal does not respect the traditional pattern of settlement exhibited in the area.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2025/0494/F**
Retention of extension of curtilage of existing dwelling house to include hardstanding and ancillary garage

SITE/LOCATION: 362 Ballyclare Road, Newtownabbey, BT36 4TQ

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASON FOR REFUSAL: 1. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policies SP1, SP6, DM 27 and Criterion (a) of DM 22 of the Antrim and Newtownabbey Plan Strategy, in that the proposal would erode the character of the area by adding to an existing ribbon of development and the external finishes of the building are inappropriate for the site and locality.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2025/0609/O**
Site for proposed dwelling and garage on the farm

SITE/LOCATION: 80m approx. NW of 77 Seven Mile Straight, Muckamore, Antrim, BT41 4TQ

RECOMMENDATION: **REFUSE OUTLINE PLANNING PERMISSION**

PROPOSED REASON FOR REFUSAL: 1. The proposal is contrary to SPPS Policy DM 18A of the Antrim and Newtownabbey Plan Strategy, in that the proposal does not cluster with an existing group of buildings on a farm and access arrangements have not been obtained from an existing laneway.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2025/0399/F**
Roofspace conversion with dormer window to rear

SITE/LOCATION: 16 Farnley Crescent, Glengormley, BT36 7TX

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL: 1. The proposal is contrary to the policy provisions of the Policies SP 4 and DM 22 of the Antrim and Newtownabbey Local Development Plan, in that the design of the roof is not sympathetic to the existing property and would detract from the appearance and character of the surrounding area.

PROPOSAL: **PLANNING APPLICATION NO: LA03/2025/0565/O**
Site for dwelling and garage

SITE/LOCATION: Approx 15m northeast of 21 Loughbeg Road, Toomebridge, Antrim, BT41 3TN

RECOMMENDATION: **REFUSE OUTLINE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL: 1. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policies SP1.11 and DM 18 of the Antrim and Newtownabbey Plan Strategy in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.

2. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and fails to meet the provisions of Policy DM 18D of the Antrim and Newtownabbey Plan Strategy, in that the development fails to meet the provisions for a dwelling in an existing cluster and would visually intrude into the open countryside.

3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and fails to meet the provisions of DM 27.3 of the Antrim and Newtownabbey Plan Strategy in that the proposal if permitted will result in the addition to ribbon development along the Loughbeg Road and a suburban style build-up of development that extends into the open countryside when viewed with existing buildings and does not respect the traditional pattern of settlement exhibited in the area.
4. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and fails to meet the provisions of Policy DM 28 of the Antrim and Newtownabbey Plan Strategy in that the proposal would result in an unacceptable adverse impact on the occupiers of an existing nearby dwelling (No. 21) in terms of overlooking and loss of privacy

PLANNING APPLICATION NO: LA03/2025/0541/O

PROPOSAL:

Site for proposed dwelling

SITE/LOCATION:

Approx. 70m NE of 171a Seven Mile Straight, Muckamore, Antrim, BT41 4QY

**RECOMMENDATION:
PROPOSED REASON
FOR REFUSAL:**

REFUSE OUTLINE PLANNING PERMISSION

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy SP 4 and criteria (a) and (b) of Policy DM 18D of the Antrim and Newtownabbey Plan Strategy, as the proposal is not located within an existing cluster of development associated with a focal point.
2. The proposal is contrary to the policy provisions of Policies SP 4, and DM 18C of the Antrim and Newtownabbey Plan Strategy, as the proposal is not located within a gap site, sufficient only to accommodate up to a maximum of two dwellings within an otherwise substantial and continuously built-up frontage.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies SP 8, DM 37, DM 38, and DM 39 in that it has not been demonstrated that the proposal will not have an adverse impact upon protected species, protected sites, priority species and priority habitats.

The full Planning Committee Agenda, incorporating the detailed Officer Reports and Recommendations on all the above applications, will be available on our website www.antrimandnewtownabbey.gov.uk on **Wednesday 12 November 2025**.

In accordance with the Council's Protocol for the Operation of the Planning Committee, public speaking rights are available for all applications being presented to the Planning Committee. The Council has prepared a guidance document about how to get involved, again available on our website. It is designed to help you decide if you are eligible to speak and if so how to go about it. Requests to speak at this Planning Committee meeting must be received no later than **Noon on Friday 14 November 2025**.

In addition to attending the meeting in person, the Planning Committee meeting will continue to incorporate the use of technology to provide for remote access to public

speakers as necessary. The meeting will also be live streamed on the Council's website via a suitable platform to facilitate members of the public who wish to view the meeting.

Information on all planning applications in the Borough, including the relevant forms and drawings, consultation responses and any representations received is available to view online using the Northern Ireland Planning Portal. This can be accessed easily from our website.

If you have any queries on the arrangements for the Planning Committee meeting, please contact the Planning Section by telephone on 0300 123 6677 or email at planning@antrimandnewtownabbey.gov.uk for further information.