

Document Pack

**Democratic Services Section
Chief Executive's Department
Belfast City Council
City Hall
Belfast
BT1 5GS**



13 March 2014

MEETING OF TOWN PLANNING COMMITTEE

Dear Alderman/Councillor,

The above-named Committee will meet in the Lavery Room (Room G05), City Hall on Thursday, 20th March, 2014 at 4.30 pm, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully

PETER McNANEY

Chief Executive

AGENDA:

1. **Routine Matters**
 - (a) Apologies
 - (b) Declarations of Interest
2. **Routine Correspondence (Pages 3 - 4)**
3. **Requests for Deputations**
4. **New Applications (Pages 5 - 24)**
5. **Appeal Decisions Notified (Pages 25 - 26)**
6. **Streamlined Planning Applications - Decisions Issued (Pages 27 - 38)**
7. **Deferred Items Still Under Consideration (Pages 39 - 46)**

8. **Reconsidered Items (Pages 47 - 48)**
9. **Schedule of Applications (Pages 49 - 62)**

Town Planning Committee

Thursday 20 March 2014

Routine Correspondence

The Committee's comments, if any, are sought in respect of the undernoted matters – copies of which will be available at the meeting for perusal:

Roads Service

- Notification of a proposed traffic calming scheme at Flax Street; and
- Notification of the amendment to the proposed changes to waiting restrictions on King Street Mews.

The Committee will be advised of any additional information received at the meeting.

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Town Planning Committee

Thursday 20 March 2014



**List of planning applications received by the
Divisional Planning Manager
for the period from 25 February until 10 March**

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**Planning Applications deemed valid
For the Period:-2/25/2014 1 to 3/3/2014 12**

Count : 36

Belfast

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0210/F	Proposed first floor mezzanine extension and ground floor extension	Andersonstown Social Club South Link Andersonstown Belfast BT11 8GX	Full	17/02/2014	2/17/14	25/02/2014	Andersonstown Social Club South Link Andersonstown Belfast BT11 8GX	MB Architecture (Ireland) Limited 6 Woodland Avenue Lambeg Lisburn BT27 4PJ
Z/2014/0230/F	Roofspace conversion with dormer windows to front and rear	9 Cliftonville Court Cliftonville Road Belfast BT14	Full	24/02/2014	2/24/14	26/02/2014	G Devlin 9 Cliftonville Court Cliftonville Road Belfast BT14	Tony McCoe 3 Thirmere Gardens Belfast BT15 5BF
Z/2014/0232/LBC	Replacement of flat roof with pitched roof	188 Albertbridge Road Belfast BT5 4HG	Listed Building Consent	18/02/2014	2/18/14	25/02/2014	Mountpottinger Methodist Church 188 Albertbridge Road Belfast BT5 4GU	A and E Construction Services Ltd 92 Ardenlee Avenue Belfast BT6 0AD

**Planning Applications deemed valid
For the Period:-2/25/2014 1 to 3/3/2014 12**

Count : 36

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0233/F	Proposed 4.8m high ballstop fence	Willowbank Youth Club 272a Falls Road Belfast BT12 6AL	Full	21/02/2014	2/21/14	26/02/2014	B.E.L.B 40 Academy Street Belfast BT1 2NG	Ostick and Williams Architects 14 Edgewater Road Belfast BT3 9JQ
Z/2014/0234/F	Provision of single storey ground floor toilet facilities	46 Vicarage Street Belfast BT5 4HX	Full	24/02/2014	2/24/14	27/02/2014	Northern Ireland Housing Executive 10-16 Hill Street Belfast BT1 2LA	N.I.H.E Property Services (Design) 10-16 Hill Street Belfast BT1 2LA
Z/2014/0235/F	Erection of 2 storey extension to rear of dwelling.	60 Fernwood Street Belfast BT7 3BQ	Full	24/02/2014	2/24/14	28/02/2014	Ronan Doran 60 Fernwood Street Belfast BT7 3BQ	Gerard McGivern 5 Beechmount Park Newry BT34 1LA
Z/2014/0236/F	Erection of 2 storey extension to dwelling.	58 Oberon Street Belfast BT6 8NZ	Full	24/02/2014	2/24/14	26/02/2014	Mrs L Neeson 14 Richill Crescent Belfast BT5 6HF	Miss R Nelson 14 Richill Crescent Belfast BT5 6HF



**Planning Applications deemed valid
For the Period:-2/25/2014 1 to 3/3/2014 12**

Count : 36

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0237/F	Resurfacing paving with sandstone and asphalt, installation of shrub planter, bollards, 6m high lighting columns and tree planting	Land opposite 1-9 Strand Walk Belfast BT5 4TB	Full	24/02/2014	2/24/14	26/02/2014	Department for Social Development	URS Beechill House Beechill Road Belfast BT8 7RP
Z/2014/0238/LBC	Works to building to facilitate conversion to 6No. apartments.	16 College Gardens Belfast BT9 6BQ	Listed Building Consent	21/02/2014	2/21/14	25/02/2014	Mr L J Fon 101 Greer Park Avenue Belfast BT8 7YF	Dempsey Architects 677 Lisburn Road Belfast BT9 7GT
Z/2014/0239/F	Erection of 12no dwellings (change of house type from that previously approved under planning ref Z/2010/1250/F) comprising of 8no semi-detached dwellings and 4no. detached dwellings with associated car-parking and siteworks.	Lands located to the rear of 32-35 Mill Valley Place and adjoining Mill Valley Road Ligoniel Road Belfast BT14	Full	24/02/2014	2/24/14	26/02/2014	Lagan Homes Ltd 19 Clarendon Road Belfast BT1 3BG	Alan Patterson Design Darragh House 112 Craighdaragh Road Helen's Bay BT19 1UB

**Planning Applications deemed valid
For the Period:-2/25/2014 1 to 3/3/2014 12**

Count : 36

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0240/F	Erection of 17no dwellings (change of house type from that previously approved under planning ref: Z/2010/1250/F) comprising of 16no semi-detached and 1no detached dwelling with associated car-parking and siteworks.	Lands located 80m to the west of Mill Valley place and adjoining Mill valley Road Ligoniel Road BT14	Full	24/02/2014	2/24/14	26/02/2014	Lagan Homes Ltd 19 Clarendon Road Belfast BT13BG	Alan Patterson Design Darragh House 112 Craigdarragh Road Helen's Bay BT19 1UB
Z/2014/0242/A	Shop sign	411 Ormeau Road Belfast BT7 3GP	Advertisement	25/02/2014	2/25/14	26/02/2014	Kaffe O Ltd c/ o agent	BGA Architects Ltd 50 Regent Street Newtownards BT23 4LP
Z/2014/0243/A	3no billboards on single support structure	110 Peter's Hill Belfast BT13 2AB	Advertisement	25/02/2014	2/25/14	27/02/2014	Como Property Co Ltd 15 Wellington Park Belfast BT9 6DJ	Hughes McMichael Ltd 97 University Street Belfast BT7 1HP
Z/2014/0244/F	Erection of a two storey dwelling	Lands at 1 Mizen Gardens Belfast BT11 9GQ	Full	25/02/2014	2/25/14	27/02/2014	J Brady 1 Mizen Gardens Lenadoon Avenue Belfast BT11 9GQ	MB Architecture 6 Woodland Avenue Lambeg Lisburn BT27 4PJ

**Planning Applications deemed valid
For the Period:-2/25/2014 1 to 3/3/2014 12**

Count : 36

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0250/F	Proposed change of use from electrical retail shop to ground floor coffee shop	411 Ormeau Road Belfast BT7 3GP	Full	25/02/2014	2/25/14	27/02/2014	Kaffe O Ltd c/ o agent	BGA Architects Ltd 50 Regent Street Newtownards BT23 4LP
Z/2014/0254/A	48 sheet advertising hoarding	Land at Tillysburn Park Holywood Road Belfast BT4 1SJ	Advertisem ent	25/02/2014	2/25/14	27/02/2014	ImpactAds c/o agent	Pragma planning 7 Donegall Square West Belfast BT16JH
Z/2014/0255/A	1 No. Freestanding poster panel 1.8m X 1.2m Change of use from former bank premises to a shop unit, provision of shop front and elevational changes. No change of use to first floor offices.	O/S No 91 University Road Belfast 134 Upper Lisburn Road Finaghy Belfast BT10 0BD	Advertisem ent	25/02/2014	2/25/14	28/02/2014	BTNI Payphones Ltd Lisburn Telephone Exchange Railway Street Lisburn BT28 1XP	Clear Channel NI Ltd Unit 2 Channel Comm park Queens Road Belfast BT3 9DT
Z/2014/0256/F			Full	27/02/2014	2/27/14	27/02/2014	George Trimble c/o agent	Noteman McKee Architects 60 Malone Road Belfast BT9 5BT

**Planning Applications deemed valid
For the Period:-2/25/2014 1 to 3/3/2014 12**

Count : 36

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0257/A	1No. Freestanding poster display 1.8m X 1.2m	BT Klosk at Junction Stranmillis Embankment and Stranmillis Road Belfast	Advertisement	25/02/2014	2/25/14	28/02/2014	BT NI Payphones Ltd Lisburn Exchange Railway Street Lisburn BT28 1XP	Clear Channel NI Ltd Channel Commercial Park Queens Road Belfast BT3 9DT
Z/2014/0258/F	Demolition of existing changing rooms and replacement with new sport and community building (including handball alley, 4no changing rooms, community sports facility, education/meeting rooms and office space) resurfacing of existing playing field with 4G synthetic surface with pitch lighting, car parking and site works.	12 Milltown Row Belfast Co Antrim BT12 6EU	Full	24/02/2014	2/24/14	27/02/2014	St Gall's GAC c/o agent	McGurk Architects 33 King Street Magherafelt BT45 6AR
Z/2014/0259/A	Shop sign.	Progressive Building Society 33-37 Wellington Place Belfast BT1 6HH	Advertisement	25/02/2014	2/25/14	28/02/2014	Progressive Building Society 33-37 Wellington Place Belfast BT1 6HH	3D Interior 322A Ormeau Road Belfast BT7 2GE



**Planning Applications deemed valid
For the Period:-2/25/2014 1 to 3/3/2014 12**

Count : 36

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0260/F	Erection of 13no detached dwellings with associated car-parking, garages, landscaping, site and access works.	Lands located to the south of 1-7 Glenmachen Park and adjoining Glenmachen Road Belfast BT4	Full	27/02/2014	2/27/14	28/02/2014	Farrans Construction 99 Kingsway Dunmurry Belfast BT17 9NU	Alan Patterson Design Darragh House 112 Craigdarragh Road Helen's bay BT19 1UB
Z/2014/0262/F	Demolition of existing single storey return and construction of new two storey return and creation of new garden room	60 Knockvale Park Belfast BT5 6HJ	Full	27/02/2014	2/27/14	28/02/2014	Knight 60 Knockvale Park Belfast BT5 6HJ	Leon Smyth Architects 127 High Street Bangor BT20 5BD
Z/2014/0263/F	Proposed installation of new biomass boiler within existing boiler room building and modifications to existing flues	St Mary's University College 191 Falls Road Belfast BT12 6FE	Full	27/02/2014	2/27/14	28/02/2014	St Mary's University College 191 Falls Road Belfast	Teague and Sally Ltd 18 Loy Street Cookstown BT80 8PE
Z/2014/0264/A	Retention of 1 no 96 sheet lightbox and 1 no 96 prismatic panel	Land between junction of Howard Street South/ Ormeau Road/Donegall Pass BT7 1BA	Advertisement	27/02/2014	2/27/14	28/02/2014	J C Deaux c/ o agent	Strategic Planning 4 Pavillions Office Kinnegar Drive Holywood BT18 9JQ

**Planning Applications deemed valid
For the Period:-2/25/2014 1 to 3/3/2014 12**

Count : 36

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0265/F	Attic conversion with 2No. rooflights to front facade	594 Shore Road Belfast BT15 4HG	Full	27/02/2014	2/27/14	28/02/2014	Mr Jim Knowles 594 Shore road Belfast BT15 4HG	Kevin Murray 126 University Avenue Belfast BT7 1GZ
Z/2014/0266/F	Proposed single storey side extension.	12 Langtry Court Belfast BT5 4DN	Full	27/02/2014	2/27/14	28/02/2014	Pearl McPhillips 12 Lanry Court Belfast BT5 4DN	Ian McCallum 5 The Willows Newtownards BT23 8FJ
Z/2014/0267/A	Steel panel with galvanised lettering	Footpath known as Tyndale Path adjacent to Clare Glen Old Park Belfast BT14 8LU	Advertisem ent	27/02/2014	2/27/14	28/02/2014	Department For Social Development	URS Beechill House Beechill Road Belfast BT8 7RP
Z/2014/0268/F	Refurbishment of vacant retail units to provide for new ground and first floor unit	31-37 Castle Lane Belfast BT1 5DB	Full	26/02/2014	2/26/14	03/03/2014	Deramore Investments Limited 3rd Floor Arthur House 41 Arthur Street Belfast BT1 4GB	Holiday Fraser Munro Queens House Queen Street Belfast BT1 6ED
Z/2014/0269/F	Rebuilding of existing shopfront and upgrading of ground floor elevations, removal of existing entrance canopy and construction of new glazed canopy	33-37 Wellington Place Belfast BT1 6HH	Full	25/02/2014	2/25/14	03/03/2014	Progressive Building Society 33-37 Wellington Place Belfast BT1 6HH	3D Interior 322a Ormeau Road Belfast BT7 2GE



Planning Applications deemed valid

For the Period:-2/25/2014 1 to 3/3/2014 12

Count : 36

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0270/F	Resurfacing of existing paving, existing boundary treatment to be replaced with vertical bar railing, replacement guard rails, installation of 10 no. 6m high lighting columns and wall height increase.	Footpath known as Tynedale Path adjacent to Clare Glen Old Park Belfast BT14 8LU	Full	27/02/2014	2/27/14	03/03/2014	Department for Social Development	URS Beechill House Beechill Road Belfast BT8 7RP
Z/2014/0271/F	Housing development for 29 apartments across 4 blocks with a new access created to Dundela Avenue and all associated site works.	Former training ground for Dundela Football Club situated opposite from 25-45 Dundela Avenue Belfast BT4 3BQ	Full	28/02/2014	2/28/14	03/03/2014	Acheson Homes Mr & Mrs C McDavid 46 Donegall Park Avenue Belfast BT15 4FJ	Site Express 45 Church View Holywood BT18 9DP
Z/2014/0272/F	Single storey extension to rear	46 Donegall Park Avenue Belfast BT15 4FJ	Full	28/02/2014	2/28/14	03/03/2014	Crabtree & Evelyn c/o Colin Tanner 27 Kelso Place London W8 5QG	Tanner Design Ltd 2b/4b Gosport Street Lymington SO41 9BE
Z/2014/0276/LBC	Replacement of shopfront signage	Unit M2 17 Arthur Square Belfast BT1 4FF	Listed Building Consent	28/02/2014	2/28/14	03/03/2014		

**Planning Applications deemed valid
For the Period:-2/25/2014 1 to 3/3/2014 12**

Count : 36

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0278/F	ground floor extension	7 Danesfort Park North Belfast BT9 5RB	Full	28/02/2014	2/28/14	03/03/2014	Mr & Mrs G Crawford 7 Danesfort Park North Belfast BT9 5RB	MW McCullough Architect Texam Building Altona Road Lisburn BT27 5QB
Z/2014/0284/F	Proposed extensions to dwelling; two storey to side, single storey to side	75 Dunmurry Lane Old Forge Dunmurry BT17 9JT	Full	03/03/2014	3/3/14	03/03/2014	Mr John Gray 75 Dunmurry Lane Old Forge Dunmurry BT17 9JT	Premier Building Design Ltd 1st Floor Unit 3 27 Wallace Avenue Lisburn BT27 4AE



**Planning Applications deemed valid
For the Period:-3/4/2014 12 to 3/10/2014 1**

Count : 30

Belfast

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0261/LDP	Single storey rear extension	70 Sharman Road Belfast BT9 5FX	LD Certificate Proposed	26/02/2014	2/26/14	04/03/2014	Anthony McEvoy 70 Sharman Road Belfast BT9 5FX	
Z/2014/0273/ DETEIA	Lawbrook Renewal Area	Lawbrook Shankill Road Belfast	Determinati on as to the need for an EIA	24/02/2014	2/24/14	05/03/2014	NIHE Belfast Area Office 32-36 Great Victoria Street Belfast BT2 7BA	
Z/2014/0275/LBC	Internal refurbishment	6 Royal Avenue Belfast BT1 1DA	Listed Building Consent	28/02/2014	2/28/14	04/03/2014	Alex Calvert Santander 201 Grafton Gate East Milton Keynes MK9 1AN	MBA Design Services 52 Lansdowne Park Belfast BT15 4AG
Z/2014/0281/F	Attic conversion including new rear dormer and extended gable walls (retrospective)	29 Cooldarragh Park Belfast BT15	Full	03/03/2014	3/3/14	04/03/2014	Frank Campbell c/o agent	

**Planning Applications deemed valid
For the Period:-3/4/2014 12 to 3/10/2014 1**

Count : 30

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0282/F	The proposal is for 1 detached dwelling and 12 semi-detached dwellings	104-108 Barnetts Road Belfast BT5 7BG	Full	03/03/2014	3/3/14	04/03/2014	Jm Thomleigh Ltd c/o agent	Halliday Ramsey 10 High Street Holywood BT18 9AZ
Z/2014/0283/F	Replacement of existing footpath surface with sandstone paving and ancillary works	Newtownards Road Bridge End Short Strand & Mountpottinger Road Belfast	Full	28/02/2014	2/28/14	04/03/2014	Department for Social Development c/o agent	URS Beechill House Beechill Road Belfast BT8 7RP
Z/2014/0285/F	Erection of single storey extension to rear of dwelling.	1C Collinwood Street Belfast BT12 7EP	Full	03/03/2014	3/3/14	07/03/2014	Oaklee Homes Group 37-41 May Street Belfast BT1 4DN	Holmes & Doran Chartered Surveyors 1st Floor Old Savings Bank 1 Victoria Street Armagh BT61 9DS
Z/2014/0286/F	Housing development consisting of 10no. semi-detached dwellings and 1no. detached dwelling.	Site at Pineview Park Belfast BT36	Full	03/03/2014	3/3/14	05/03/2014	Abcord Building Services c/o Agent	David Mills Architect 109 Carrycluff Road Lisburn BT27 6YL

**Planning Applications deemed valid
For the Period:-3/4/2014 12 to 3/10/2014 1**

Count : 30

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0287/F	Proposed 2 storey rear extension and 1 storey front extension to provide additional living areas, bedrooms, offices and ancillary rooms, including minor alterations to existing rooms. New entrance canopy and removal of existing LPG tanks to provide in curtilage carparking.	Bloomfields Private Nursing Home 115-117 North Road Belfast BT5 5NF	Full	03/03/2014	3/3/14	04/03/2014	Mr & Mrs D McLaughlin	Alan patterson Design 112 Craigdarraugh Road Helens Bay BT19 1UB
Z/2014/0288/F	Single and two storey extensions to side and rear including internal alterations.	77 Knockbreds Road Belfast BT6 0JD	Full	03/03/2014	3/3/14	04/03/2014	Sionon Boyle c/o agent	Total Archeure and Design Limited 25 University Street Belfast BT7 1FY
Z/2014/0290/F	New free-standing hotel entrance arch	The Europa Hotel 11-15 Great Victoria Street Belfast BT2 7AP	Full	03/03/2014	3/3/14	05/03/2014	Hastings Hotel Group Ltd c/o agent	RPP Architects Ltd 155-157 Donegall Pass Belfast BT7 1DT



**Planning Applications deemed valid
For the Period:-3/4/2014 12 to 3/10/2014 1**

Count : 30

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0292/A	2no. new internally hung signs behind the shopfront window, 1no. new projecting sign with cowl lighting, 2no. small new door frosted vinyls	Unit M2 17 Arthur Square Belfast BT1 4FF	Advertisement	28/02/2014	2/28/14	05/03/2014	Crabtree & Evelyn c/o Colin Hughes 27 Kelso Place London W8 5QG	Tanner Design Ltd 2b/4b Gosport Street Lymington SO41 9BE
Z/2014/0293/F	Demolition of existing supported housing scheme (for 20no residents) and provision of new specialist supported housing scheme (for 22no residents) including on-site staff accommodation, landscaping and associated site works.	3-7 Brookhill Avenue Belfast	Full	28/02/2014	2/28/14	05/03/2014	Oaklee Homes Ltd c/o agent	TSA Planning 29 Linenhall Street Belfast BT2 8AB
Z/2014/0294/LBC	Conversion of existing 2 storey 2 bedroom apartment to 2No. 1 bedroom apartments	46 Hamilton Street Belfast	Listed Building Consent	04/03/2014	3/4/14	05/03/2014	Mr G Donnelly	Ivory Architects 66 Rawbrae Road Whitehead BT38 9SZ
Z/2014/0295/F	Erection of two storey extension to rear of dwelling	16 Clara Avenue Belfast	Full	04/03/2014	3/4/14	05/03/2014	Mr B White 16 Clara Avenue Belfast	Techniplan Design Ltd 40 Mount Merrion Park Belfast BT6 0GB



**Planning Applications deemed valid
For the Period:-3/4/2014 12 to 3/10/2014 1**

Count : 30

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0296/F	Conversion of existing 2 storey 2 bedroom apartment to 2No. 1 bedroom apartments	46 Hamilton Street Belfast	Full	04/03/2014	3/4/14	05/03/2014	Mr G Donnelly	Ivory Architects 66 Rawbrae Road Whitehead BT38 9SZ
Z/2014/0297/F	Single storey rear extension	51 Inishowen Drive Finaghy	Full	04/03/2014	3/4/14	06/03/2014	Mark Owen 51 Inishowen Drive Finaghy	Realty Architects 16 Demesne Park Holywood BT18 9NE
Z/2014/0298/F	Two storey rear extension to dwelling	9 Rosetta Park Belfast	Full	04/03/2014	3/4/14	05/03/2014	Miss Marcella McCleave 9 Rosetta park Belfast	Techniplan Design Ltd 40 MOunt Merrion Park Belfast BT6 0GB
Z/2014/0299/F	Single storey bedroom extension	16 Forthriver Dale Belfast BT13 3GL	Full	04/03/2014	3/4/14	05/03/2014	Grace Cassidy 16 Forthriver Dale Belfast BT13 3GJ	David Bradley 4 Westland Drive Newtownards BT23 4AX
Z/2014/0300/F	Ground floor WC extension to rear of dwelling	88 West Circular Road Belfast BT13 3QH	Full	04/03/2014	3/4/14	05/03/2014	Raymond Paul 88 West Circular Road Belfast BT13 3QH	Northern Ireland Housing Executive 10-16 Hill Street Belfast BT1 2LA

**Planning Applications deemed valid
For the Period:-3/4/2014 12 to 3/10/2014 1**

Count : 30

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0301/F	First floor bathroom extension to side of dwelling	10 Harberton Park Belfast BT9 6TS	Full	04/03/2014	3/4/14	06/03/2014	Mr & Mrs Gerry Cowan 10 Harberton Park Belfast BT9 6TS	Phillip Parker Architects Ltd 31 Regent Street Newtownards BT23 4AD
Z/2014/0302/F	Demolition of an existing dwelling house and garage and construction of 2no detached dwelling houses and associated site works	25 Viewfort Park Dunmurry Belfast BT17 9JY	Full	04/03/2014	3/4/14	06/03/2014	E O'Connor 5 Piney Lane Belfast BT9 5QS	James McKernan 31 Beechill Road Belfast BT8 7PT
Z/2014/0303/F	Single storey rear kitchen/dining extension	195 Ravenhill Road Belfast BT6 0BQ	Full	04/03/2014	3/4/14	05/03/2014	Quinn 195 Ravenhill Road Belfast BT6 0BQ	Paul Brannigan Architect 16 Ava Gardens Belfast BT7 3BW
Z/2014/0304/F	Single storey rear extension.	47 Garnerville Drive Belfast	Full	05/03/2014	3/5/14	06/03/2014	Mrs Laura McIlmail 127 Old Holywood Road Belfast	Glyn Mitchell Architectural Design 139 Ballinran Road Kilkeel BT34 4JB
Z/2014/0305/F	New 1.8 - 2.0m high render wall with timber insets to the front of the property and 2.0m high timber fence to the sides of the property	77 Galwally Avenue Belfast BT8 7AJ	Full	04/03/2014	3/4/14	07/03/2014	Mairead McKibben c/o Site Express	Site Express 45 Church View Holywood BT18 9DP



**Planning Applications deemed valid
For the Period:-3/4/2014 12 to 3/10/2014 1**

Count : 30

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0306/F	Single storey extension to back and side	32 Loopland Drive Belfast	Full	05/03/2014	3/5/14	07/03/2014	Gary McDowell 32 Loopland Drive Belfast BT6 9DY	Fergus Robb 24 Ladas Drive Belfast BT6 9FS
Z/2014/0307/F	Erection of food kiosk at the lower ground floor	1 Victoria Square Belfast BT1 4QG	Full	05/03/2014	3/5/14	07/03/2014	CGI Victoria Square Partnership o agent	Rappaport Architects 11-19 Blythe Street Belfast BT12 5HU
Z/2014/0308/F	Proposed single storey extension to rear & bay window extension to front of an existing dwelling	7 Mount Coole Park Belfast BT14 8JR	Full	06/03/2014	3/6/14	07/03/2014	Timothy & Katherine Young 7 Mount Coole Park Belfast BT14 8JR	Studio Sixty-Six 66 Addison Park Lisburn BT28 2RX
Z/2014/0309/F	Erection of 2 storey detached dwelling with attic accommodation and detached garage/store (amendment to extant planning approval ref:Z/2010/0261/f)	18 Tweskard Park Belfast	Full	06/03/2014	3/6/14	07/03/2014	Alan and Valerie Reilly 16 Tweskard Park Belfast	Kevin Cartin Architects Ltd Unit 5 Belmont Office Park 232-240 Belmont Road Belfast BT4 2AW

**Planning Applications deemed valid
For the Period:-3/4/2014 12 to 3/10/2014 1**

Count : 30

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0310/F	Installation of new fencing to internal perimeter of station along NE boundary with low level blockwork wall to a small area	60 Victoria Street Belfast BT1 3GL	Full	06/03/2014	3/6/14	07/03/2014	Estate Services Business Unit 8th Floor River House 48 High Street Belfast	Wayne Storey Associates Ltd 46 Strand Avenue Holywood BT18 9AW

Appeal Decisions Notified

Date From: 2/24/2014 12:00:00 AM and Date To: 3/13/2014 12:00:00 AM

COUNCIL **Belfast**

ITEM NO	1		
Planning Ref:	Z/2013/0449/A	PAC Ref:	2013/A0139
RESULT OF APPEAL	Appeal Dismissed	Appeal Decision Date	24/02/2014
APPLICANT	Cantua Ltd		
LOCATION	17 Hope Street Belfast		
PROPOSAL	RT12 5FF 3 x 48 sheet advertising hoardings		

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Streamlined Planning Applications Decisions Issued

Decision Issued From: 2/27/2014 ' To: 3/12/2014 1

Belfast LGD

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2011/1274/F	Demolition of existing garage and construction of 2 dwellings	2D-E Lower Clonard Street Falls Road Belfast BT12 4N	2/27/14	Oaklee Homes Group Limited Leslie Morrell House 37-41 May Street Belfast BT1 4DN	Harry Rolston Architect Limited 49 Lisleen Road Belfast BT5 7SU
Z/2012/0697/F	Change to use of ground floor Public Bar and Lounge to 2 no 2 bed apartments	49-51 Ravenhill Road Belfast BT6 8DQ	2/27/14	Paul MacCleod 49-51 Ravenhill Road Belfast BT6 8DQ	Andrew McKibben 131 Crew Road Downpatrick BT30 7HB
Z/2013/1081/F	Two storey rear extension	2 Brandra Street Belfast BT14 1JG	2/27/14	Mrs C Watson 2 Brandra Street Belfast BT14 1JG	
Z/2013/1203/F	Adding 6no 15m lighting columns to illuminate the all weather pitch	Belfast Model School for Girls 35 Dunowen Gardens Belfast BT14 6NQ	2/27/14	Belfast Education and Library Board 40 Academy Street Belfast BT1 2NQ	Mott MacDonald 40 Linenhall Street Belfast BT2 8BA



Streamlined Planning Applications Decisions Issued

Decision Issued From: 2/27/2014 ' To: 3/12/2014 1

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/1269/F	Two storey extension to rear of dwelling	554 Oldpark Road Belfast BT14 6QJ	2/27/14	Mr & Mrs Mahoney 554 Oldpark Road Belfast BT14 6QJ	Tony McCoe 3 Thirimere Gardens Belfast BT15 5EF
Z/2013/1409/F	Single storey extension to rear of dwelling.	277 Alexandra Park Avenue Belfast	2/27/14	Mr J Smyth 277 Alexandra Park Avenue Belfast	Techniplan 40 Mount Merrion Park Belfast BT6 0GB
Z/2013/1416/F	Disabled adaptation to provide single storey extension to side of existing dwelling.	2 Suffolk Heights Belfast BT11 9RF	2/27/14	Mr D Donnelly c/o Agent	Robert Bryson 18 Gransha Park Belfast BT11 8AU
Z/2014/0039/F	Single storey extension.	18 Harkness Parade Belfast BT4 1GR	2/27/14	Connswater Home Unit 5 Citylink Business park Albert Street Belfast BT12 4HQ	JCP Consulting LTD 85-87 Holywood Road BT4 3BD
Z/2014/0040/F	Fence extension in line with side of property	81 Glendarragh Belfast BT4 2WB	2/27/14	Ian Bothwell 81 Glendarragh Belfast BT4 2WB	
Z/2013/1415/A	3no free standing advertisements	1-11 Castlereagh Road Belfast BT5 5FB	2/28/14	JCDecaux Ireland c/o Agent	Strategic Planning 4 Pavilions Office Park Kinnegar Drive Holywood BT18 9JQ



Streamlined Planning Applications Decisions Issued

Decision Issued From: 2/27/2014 ' To: 3/12/2014 1

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/1425/A	Shop sign & window stickers	911 Crumlin Road Belfast BT14 8AB	2/28/14	Ali's Turkish Kebab and Pizza 911 Crumlin Road Belfast BT14 8AB	
Z/2013/1338/A	Conversion existing 48 sheet to 48 sheet light box	69a Great Victoria Street Belfast BT2 7AF	3/3/14	Clear Channel N.I Ltd Channel Commercial Park Queens Road Belfast BT3 9DT	
Z/2013/1340/A	Conversion existing 48 sheet to 48 sheet light box	Bruce Street corner of Great Victoria Street Belfast	3/3/14	Clear Channel N.I Ltd Channel Commercial Park Queens Road Belfast BT3 9DT	

Streamlined Planning Applications Decisions Issued

Decision Issued From: 2/27/2014 ' To: 3/12/2014 1

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/1296/LBC	Proposed conversion of existing Scottish Mutual Building to Boutique Hotel to include internal alterations; external repairs to stonework; repairs and replacement of windows; repairs and replacement of roof coverings and rooflights alterations to existing shopfronts including provision of a lightweight awning; extension to building in rear courtyard alterations to James Street South elevation to create service access	Scottish Mutual Building 15-16 Donegal Square South and 2-14 Bedford Street Belfast BT1 5JG	3/4/14	Bedford Hotel Limited c/o Galgorm Resort and Spa Galgorm Ballymena BT42 1	Robinson McIlwaine Architects LLP 84-94 Great Patrick Street Belfast BT1 2LU
Z/2013/1300/F	Conversion of existing Scottish Mutual Building to Boutique Hotel comprising public bars, restaurants, function spaces, hotel bedrooms and loft apartments to include internal and external alterations	Scottish Mutual Building 15-16 Donegal Square South and 2-14 Bedford Street Belfast BT1 5JG	3/4/14	Bedford Hotel Limited c/o Galgorm Resort and Spa 136 Fenaghy Road Ballymena BT42 1E	Robinson McIlwaine Architects LLP 84-94 Great Patrick Street Belfast BT1 2LU
Z/2013/1376/F	Two storey extension to rear of dwelling	1 Greystown Park Belfast BT9 6UN	3/4/14	Laurence Shearer 1 Greystown Park Belfast BT9 6UN	Darin Doherty 19(B) Balmoral Park Belfast BT10 0QD

Streamlined Planning Applications Decisions Issued

Decision Issued From: 2/27/2014 ' To: 3/12/2014 1

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2014/0034/F	Demolition of existing extension and construction of replacement extension, including reinstatement/replacement of boundary wall to rear yard (to match existing).	100 Ashley Avenue Malone Lower Belfast BT9 7BU	3/4/14	Marmount Investment Company Limited	C60 Limited 3 Glenburn Park Bangor BT20 5RG
Z/2013/1101/F	Conversion of 1st and 2nd floors to 3 apartments.	8-10 Castlereagh Road Ballymacarret Belfast BT5 5FP	3/5/14	A Lovell c/o agent	Techniplan Design Ltd 40 Mount Merrion Park Rosetta Belfast BT6 0GB
Z/2013/1330/F	3 storey extension to rear of admin office building for storage purposes	18 Lislea Drive Lisburn Road Belfast BT9 7JG	3/5/14	Estate Service Business Unit Knock Road Ballycloghan Belfast BT5 6LA	JMPC Mallusk Enterprise Park 2 Mallusk Drive Newtownabbey BT36 4GN
Z/2013/1337/F	6.6 Kv overhead line.	40 Ballyutoag Road Legoneil Belfast BT14 8SS	3/5/14	Northern Ireland Electricity 57 Dargan Road Belfast BT3 6JU	
Z/2013/1348/F	Single storey kitchen to rear of the existing two storey dwelling, replacing existing single storey structures	118 Haypark Avenue Belfast BT7 3FG	3/5/14	B Lally c/o agent	Martin Walkington 108 Upper Knockbreda Road Belfast BT6 9QB

Streamlined Planning Applications Decisions Issued

Decision Issued From: 2/27/2014 ' To: 3/12/2014 1

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/1429/F	Change of use from retail to hot food take-away unit	911 Crumlin Road Belfast BT14 8AB	3/5/14	Ali's Turkish Kebab And Pizza 911 Crumlin Road Belfast BT14 8AB	
Z/2013/1517/F	Single storey extension to rear of dwelling (retrospective)	109 Stewartstown Park Belfast BT11 9GJ	3/5/14	Mrs A Burns 109 Stewartstown Park Belfast BT11 9GJ	Tony McCoey 3 Thirlmere Gardens Belfast BT15 5EF
Z/2014/0035/F	Roofspace conversion including alterations to existing roof structure (removal of hipped roof)	12 Victoria Barracks Carlisle Parade Belfast BT15 2EX	3/5/14	M McCord 12 Victoria Barracks Belfast BT15 2EX	Tony McCoey 3 Thirlmere Gardens Belfast BT15 5EF
Z/2014/0049/F	Covered cycle rack for 20 bicycles	Beacon House 27 Clarendon Road Clarendon Dock Belfast BT1 3BG	3/5/14	Aepona c/o agent	Ostick and Williams 14 Edgewater Road Belfast BT3 9JQ
Z/2014/0054/A	1 gantry sign externally illuminated, 2 internally illuminated capita signs fixed to building, 2 internally illuminated intel signs fixed to building	Beacon House 27 Clarendon Road Clarendon Dock Belfast BT1 3BG	3/5/14	Aepona	Ostick & Williams 14 Edgewater Road Belfast BT3 9JQ

Streamlined Planning Applications Decisions Issued

Decision Issued From: 2/27/2014 ' To: 3/12/2014 1

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2012/0380/LBC	Change of use of ground floor to be used as a Public House. Works to upper floors relating to emergency escape	62-68 High Street Belfast BT1 2BE	3/7/14	Southscape Properties Ltd 62-68 High Street Belfast BT1 2BE	Consarc Design Group Ltd The Gas Office 4 Cromac Quay Belfast BT7 2JD
Z/2012/0387/F	Change of use of ground floor to public house including works to the upper floors relating to emergency escape.	62-68 High Street Belfast BT1 2BE	3/7/14	Southscape Properties Ltd 62-68 High Street Belfast BT1 2BE	Consarc Design Group Ltd The Gas Office 4 Cromac Quay Belfast BT7 2JD
Z/2013/0618/F	Retention of existing community uses in existing building and erection of community creche, training rooms and roof garden.	117 Ormeau Road Belfast BT7 1SH	3/7/14	Mornington Community Project 117 Ormeau Road Belfast BT7 1SH	HBK Architects 2 Garvey Studios 2-14 Longstone Street Lisburn BT28 1TP
Z/2013/0976/F	Single storey rear extension to dwelling.	8 Powerscourt Place Belfast BT7 1FX	3/10/14	Mrs A Hegney 8 Powerscourt Place Belfast BT7 1FX	Paul Jenkins 40 Mount Merrion Park Belfast BT6 0GB
Z/2013/1055/O	Proposed single dwelling	56 Upper Malone Gardens Belfast BT9 6LY	3/10/14	Frank Lunny 56 Upper Malone Gardens Belfast BT9 6LY	

Streamlined Planning Applications Decisions Issued

Decision Issued From: 2/27/2014 ' To: 3/12/2014 1

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/1078/O	Proposed additions to planning approval ref Z/2012/0026/F to include the erection of a Swift nesting tower and the regrading of land to form a Sand Martin bank.	RSPB Belfast Harbour Reserve Airport Road West Belfast BT3 9ED	3/10/14	Royal Society for the Protection of Birds RSPB NIHQ Belvoir Park Forest Belvoir Drive Belfast BT8 7QT	
Z/2013/1174/F	Provision of 2no. semi-detached and 1no. detached dwellings with associated site works (amended description).	17 Glenburn Park Belfast BT14 6TF	3/10/14	Celtic Properties Ltd c/o agent	Paul Monaghan Chartered Architects 53 Malone Road Belfast BT9 6RY
Z/2013/1192/F	Construction of new detached plant room to facilitate the approved extension (that includes an additional 2 apartments), and thus eliminate need for boilers, pipe penetrations to existing fabric.	7 Annadale Avenue Belfast BT7 3JH	3/10/14	Triangle Housing Association 60 Eastermeasde Gardens Ballymoney BT53 6BD	R E Quinn Architects Limited 14 Princes Street Dromore BT25 1AY

Streamlined Planning Applications Decisions Issued

Decision Issued From: 2/27/2014 ' To: 3/12/2014 1

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2014/0066/F	3 bay Insignia Bus Shelter	Short Strand near junction Mountpottinger Road Approx 45m away to the south shelter located at existing bus stop sign.	3/10/14	Clear Channel NI Ltd Unit 2 Ashbank Channel Commercial park Queens Road Belfast BT3 9DT	
Z/2014/0088/F	Lowering kerbs and creating access off main road to allow for on-site disabled parking.	36 West Circular Crescent Belfast BT13 3QP	3/10/14	Mr and Mrs Doak 36 West Circular Crescent Belfast BT13 3QP	
Z/2014/0123/A	Company signage to building	The Soloist Building Lanyon Place Belfast BT1 3LP	3/10/14	Pinset Masons LLP Belfast	Todd Architects Titanic House 6 Queens Road Belfast BT3 9DT
Z/2014/0132/A	Proposed signage	1 Lanyon Quay Belfast BT1 3LG	3/10/14	Michael Gibson D and M Group Unit 10 1 Lanyon Quay Belfast BT9 6EY BT1 3LG	Kennedy FitzGerald Architects 3 Eglantine Place Belfast BT9 6EY

Streamlined Planning Applications Decisions Issued

Decision Issued From: 2/27/2014 ' To: 3/12/2014 1

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2010/0651/LB	Conversion of existing study rooms to boarding accommodation, class rooms to a library and existing changing rooms to bedsits.	Campbell College, Belmont Road, Belfast, BT4 2ND	3/11/14	Board of Governors at Campbell College Campbell College Belmont Road Belfast BT4 2ND	Johnston Houston 2-12 Montgomery Street Belfast BT1 4NX
Z/2013/1052/A	Shop sign	318 Ravenhill Road Belfast BT6 8GL	3/11/14	Primsight Limited The MET Building 22 Percy Street London W1T 2BU	Matt Swindles 4th Floor The MET Building 22 Percy Street London W1T 2BU
Z/2013/1053/A	Freestanding sign	101 Ladas Drive Belfast Co Antrim BT6 9FH	3/11/14	Primsight Limited The MET Building 22 Percy Street London W1T 2BU	Matt Swindles 4th floor The MET Building 22 Percy Street London W1T 2BU
Z/2013/1085/F	Proposed single storey extension to rear/side of dwelling and roofspace conversion, dormer window to rear and demolition of existing garage and replacement with timber shed (amended drawings).	35 Ormiston Crescent Belfast BT4 3JQ	3/11/14	Gerald O'Connor 35 Ormiston Crescent Belfast BT4 3JQ	

Streamlined Planning Applications Decisions Issued

Decision Issued From: 2/27/2014 ' To: 3/12/2014 1

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/1177/O	Proposed housing development to comprise of 3 no apartments with garages storage and in curtilage turning facilities	2 and 4 Foxglove Street Belfast	3/11/14	D Anderson c/o agent	GH Fekkes Architect 4 The Whins Larne BT40 2DS
Z/2013/1221/F	Proposed block of 4no apartments and associated landscaping	2 Ardenlee Street Belfast	3/11/14	OBC Developments c/o agent	Coogan and Co Architects 144 Upper Lisburn Road Finaghy Belfast BT10 0BG
Z/2013/1371/F	Single townhouse dwelling and appropriate site works. (Amendments to previous approval Z/2010/1313/F re housetype C4.2 on site 16)	Lands to the rear of Cabin Hill Court Upper Newtownards Road Belfast BT4	3/11/14	Stephen Cowan c/o agent	Alan Patterson Design LLP Darragh House 112 Craigdarragh Road Helen's Bay BT191UB
Z/2013/1389/F	Proposed change of use to cafe on ground floor and minor alterations to entrance.	Christian Fellowship Church 10 Belmont Road Belfast BT4 2AN	3/11/14	Christian Fellowship Church 10 Belmont Road Belfast BT4 2AN	Micah T Jones Architect 13 Gilnahirk Road Belfast BT5 7DA
Z/2013/1526/F	Two storey rear extension and alterations to dwelling.	84 Malone Road Belfast BT9	3/12/14	Mr Liam McGrath	Robert Bryson 18 Gransha Park Belfast BT11 8AU
Z/2014/0087/F	Single storey rear extension and 2 storey side extension to dwelling.	18 Orby Drive Belfast BT5 5HJ	3/12/14	Mr & Mrs B Close 18 Orby Drive Belfast BT5 5HJ	CK Architect 5 Wateresk Road Dundrum BT33 0NL



Streamlined Planning Applications Decisions Issued

Decision Issued From: 2/27/2014 ' To: 3/12/2014 1

Council Deferred items still under consideration Area :- Belfast

1

Application Ref Z/2008/0824/F

Applicant Big Picture Developments Ltd C/O **Agent**
RPP Architects Ltd
Clarence Gallery RPP Architects Ltd 155-157
Linenhall Street Donegall Pass
Belfast Belfast
BT2 8BG BT7 1DT

Location Site bounded by Little York Street, Great George Street and Nelson Street, Belfast.

Proposal Construction of 238 No. 1bed and 2 bed apartments with 200 No. parking spaces on ground and first floor levels with elevated landscaped central courtyard. (Amended Plans)

- 1 The proposal is unacceptable as it is contrary to the Joint Ministerial Statement of 31 January 2005 as the proposal is considered to be premature in terms of the development plan process as an approval at this stage would prejudice and undermine a key element of the draft Belfast Metropolitan Area Plan, namely the Belfast City Centre Character Areas both individually (due to the scale of the proposal and its visual impact) and cumulatively (through setting a precedent for other sites).
- 2 The proposal is unacceptable as it is contrary to the Draft Belfast Metropolitan Area Plan in that the site is subject to a zoning for social housing and the proposal fails to provide an acceptable design, density and mix of social housing to fulfil the identified social housing need in this area.
- 3 The proposal is unacceptable as it is contrary to UE1 and Designation CC 018 of the Draft Belfast Metropolitan Area Plan and Policy QD1 (a) of Planning Policy Statement 7 in that it fails to respect the surrounding context and is inappropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hardsurfaced areas.
- 4 The proposal is unacceptable as it is contrary to Policy UE6 of the Draft Belfast Metropolitan Area Plan and Policy QD1 (f) and (i) of Planning Policy Statement 7 in that inappropriate provision is made for car parking providing an unacceptable inactive frontage to the public streets, which results in a development which fails to deter crime and promote personal safety.

2

Application Ref Z/2011/0726/O

Applicant First Trust **Agent** Turley Associates Hamilton House
Joy Street
Belfast
BT2 8LE

Location Lands northwest of 1-8 Springfield Heights and north of Moyard Crescent
Belfast
BT13

Proposal Proposed site for residential development, new access and ancillary site works.



**Council Deferred items still under consideration
Area :- Belfast**

3

Application Ref Z/2012/0861/F

Applicant Brian Kennedy 19 Myrtlefield Park **Agent** Dynan Architecture 147 Sandown Road
Belfast BT9 6NE Belfast BT5 6GX

Location 19 Myrtlefield Park
Belfast BT9 6NE

Proposal Conversion and extension of existing detached dwelling house into 4 apartments. including landscaping and parking (amended plans)

- 1 The proposal is contrary to Policy BH12 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that it would, if permitted, result in harm to the character and appearance of Malone Conservation Area through inappropriate scale, massing, layout and design.

4

Application Ref Z/2012/1162/F

Applicant Dr and Ms Manning and Burns 35 **Agent** Consarc Design Group The Gas Office
Bridgefield Avenue Wilmslow 4 Cromac Quay
Cheshire SK9 2JS Belfast Ormeau Road
Belfast BT7 2JD

Location Lands Adjacent to 15 Osborne Park
Belfast BT9 6JN

Proposal Erection of single storey dwelling incorporating a garage.

- 1 The proposal is contrary to Policy BH12 of Planning Policy Statement 6 Planning Archaeology and the Built Heritage, the Malone Conservation Area Design Guide, and Policy QD1 of the Department's Planning Policy Statement 7 Quality Residential Environments in that the proposal would, if permitted, result in overdevelopment of the site due to its inappropriate layout, scale, form, massing and design, failure to provide adequate private amenity space, and would result in unacceptable areas of hardsurfacing, causing harm to the character and appearance of the Malone Conservation Area.

**Council Deferred items still under consideration
Area :- Belfast**

5

Application Ref	Z/2012/1428/DCA		
Applicant	Queen's University Belfast Estates	Agent	Fleming Mountstephen Planning
	Department		The Gasworks
	Level 5		5 Cromac Avenue
	Adminiatration Building		Belfast
	Belfast		BT7 2JA
	BT7 1NN		
Location	55-63 University Street 101 -111 Botanic Avenue and Queen's University Garage University Square Mews Belfast BT7		
Proposal	Demolition of 55-63 University Street and Queen's University garage with facade retention of 63 University Street, demolition of 101-11 Botanic Avenue with facade retention of 101-111 Botanic Avenue (to enable development of 12 HMO townhouses and 3 apartments to provide purpose built student accommodation with associated operational development)		

- 1 The proposal is contrary to Policy BH14 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the buildings makes a material contribution to the character and appearance of the Queens Conservation Area and no exceptional reason has been demonstrated which, in the judgement of the Department, justifies its demolition.

6

Application Ref	Z/2013/0012/F		
Applicant	Queen's University Belfast Estates	Agent	Fleming Mountstephen Planning
	Department		The Gasworks
	Level 5		5 Cromac Avenue
	Admin Building		Belfast
	Belfast		BT7 2JA
	BT7 1NN		
Location	55-63 University Street 101-111 Botanic Avenue and Queen's University garage University Square Mews Belfast BT7		
Proposal	Demolition of 55-63 University Street and Queen's University garage at University Square Mews with facade. Retention of 63 University Street, demolition of 101-111 Botanic Avenue with facade. Retention of 101-111 Botanic Avenue and development of 12 HMO townhouses (7 with five study bedrooms and 5 with six study bedrooms) and 3 apartments (each with two study bedrooms) to provide purpose built student accommodation with associated operational development. (Additional Information)		

- 1 The proposal is contrary to Policy HMO 1 of the HMO Subject Plan for Belfast City Council Area 2015 in that it would if permitted exceed the 30% limit for HMO's within the Mountcharles HMO policy area (Designation HMO 2/16).
- 2 The proposal is contrary to Policy HMO 6 of the HMO Subject Plan for Belfast City Council Area 2015 in that it would if permitted exceed the 4 bedroom limit for HMO's within the designated area.
- 3 The proposal is contrary to Policy BH12 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that it would, if permitted, result in harm the character and appearance of the Queens Conservation Area through inappropriate design and detailing and would fail to protect important views into the Conservation Area.
- 4 The proposal is contrary to Policy QD1 of the Department's Planning Policy Statement 7: Quality Residential Environments and the 2nd Addendum: Safeguarding the character of established residential areas in that in would, if permitted, result in poor outlook for prospective residents.



**Council Deferred items still under consideration
Area :- Belfast**

7

Application Ref Z/2013/0749/F

Applicant Shane McCusker 608 Somerset Studios
Marcus Ward Street
Belfast
BT7 1RP **Agent** Shane McCusker

Location Land to rear of nos 26-30 Belmont Avenue
Strandtown
Belfast
BT4 3DD

Proposal Erection of 1 detached dwelling.

8

Application Ref Z/2013/0912/F

Applicant Hagan Homes Ltd c/o agent **Agent** AMD Architectural Design 8 Canvy Manor
Drumnacavy
Portadown
BT63 5LP

Location 462-466 Shore Road
Belfast
BT15 4HD

Proposal Conversion of existing first floor premises to 3no. apartments

- 1 The proposal is contrary to Planning Policy Statement 1: 'General Principles' in that if approved it would not provide a suitable living environment as potential residents would be adversely affected by noise, vibrations and odours from existing commercial activity at ground floor level.
- 2 The proposal is contrary to Policy QD 1, Quality in New Residential Development, of Planning Policy Statement 7 (PPS 7) 'Quality Residential Environments' in that the applicant has failed to demonstrate that the proposal will not create conflict with adjacent land uses and no provision has been made for private open space.

9

Application Ref Z/2013/0944/F

Applicant Henderson Property Group PO Box 49 Hightown Avenue
Newtownabbey **Agent** Clarman Ltd Lineside House
Lineside
Coalisland
BT71 4LP

Location Lands at junction of Belmont Road and Pirrie Road and adjacent to 275 Belmont Road
Belfast

Proposal Proposed neighbourhood shop with petrol filling station facilities, ATM, forecourt canopy and carparking.

- 1 The proposal is contrary to Addendum to PPS 6: Areas of Townscape Character in that the proposal, if permitted, will result in harm to Belmont ATC through inappropriate scale, layout and design.
- 2 The proposal is contrary to Planning Policy Statement 1: General Principles in that, if permitted, will result in demonstrable harm to the character of this established residential area.



**Council Deferred items still under consideration
Area :- Belfast**

10

Application Ref Z/2013/0972/F

Applicant Una Somerville-Todd Architects and Planners 2nd Floor Titanic House
6 Queen's Road
Belfast
BT3 9DT

Agent

Location 2 8 10 12 14 Piney Hills and 166 Malone Road Belfast BT9 5NR**Proposal** Erection of 6 apartments, 5 detached dwellings and residential nursing care home and associated car parking/landscaping and ancillary works. (amended site address)

- 1 The proposal is contrary to Policy QD1 of the Department's Planning Policy Statement 7: Quality residential environments in that it would if permitted result in overdevelopment of the site and would cause unacceptable damage to the character and environmental quality and residential amenity of the area through inappropriate scale, form, massing, layout and would result in overlooking and dominance to neighbouring residents.
- 2 The proposal is contrary to LC1 of the Department's 2nd Addendum to Planning Policy Statement 7: Safeguarding the character of established residential areas in that it would, if permitted, result in development which is significantly higher than that found in the locality.
- 3 The proposal is contrary to the Department's Planning Policy Statement 2: Natural Heritage, in that it fails to respect the topography, and landscape features of the site and would, if permitted, harm the health and condition of significant trees which are subject to a Tree Preservation Order due to its inappropriate siting, layout, and ground remodelling works required to facilitate the proposed development.

11

Application Ref Z/2013/0991/A

Applicant CBS Outdoor Ltd 6 Murray Street
Belfast
BT1 6DN

Agent BGA Architects Ltd 50 Regent Street
Newtownards
BT23 4LP

Location Adjacent to car park at junction of Ormeau Street and Ormeau Road
Belfast
BT7 1DY**Proposal** 1No. 48 sheet advertising hoarding

- 1 The proposed signage is contrary to Policy AD1of Planning Policy Statement 17 in that, if permitted, would have an adverse impact on the amenity of the area by virtue of visual clutter created by a proliferation of existing and proposed hoardings along this section of the Ormeau Road.

12

Application Ref Z/2013/1019/A

Applicant CBS Outdoor Ltd 6 Murray Street
Belfast
BT1 6DN

Agent BGA Architects Ltd 50 Regent Street
Newtownards
BT23 4LP

Location 55 Ormeau Road
Belfast
BT7 1DY**Proposal** 2no 96 sheet advertising hoardings

- 1 The proposed signage is contrary to Policy AD1of Planning Policy Statement 17 in that, if permitted, would have an adverse impact on the amenity of the area by virtue of visual clutter created by a proliferation of existing and proposed hoardings along this section of the Ormeau Road.



Council Deferred items still under consideration Area :- Belfast

13

Application Ref Z/2013/1214/F

Applicant	Fiona Loughrey C/o agent	Agent	McGarry Moon Architects Ltd 9 Fallahogey Road Kilrea BT51 5ST
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Location 50 Malone Park
Belfast**Proposal** Renovations and extensions to include demolition of existing rear return and garage, erection of two storey rear return and basement and erection of two storey detached garage with ancillary living accommodation above, associated site works

- 1 The proposal is contrary to Policy BH12 of Planning Policy Statement 6 'Planning, Archaeology and the Built Heritage' and the Malone Park Conservation Area Document, in that it would, if permitted, harm the character of the Malone Park Conservation Area through it's inappropriate scale, massing, form, layout, design and finishes.
- 2 The proposal is contrary to Policy EXT 1 of Planning Policy Statement 7 (Addendum) 'Residential Extensions and Alterations', in that it would, if permitted, harm the amenity of the adjoining residential properties by reason of overlooking, overshadowing and dominance.

14

Application Ref Z/2013/1252/F

Applicant	B Knox c/o agent	Agent	Robert Bleakley Architects Ltd 76 Main Street Moirá BT67 0LQ
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Location 278 Belmont Road
Belfast
BT4 2HB**Proposal** Demolition of existing garage and construction of dwelling

- 1 The proposal is contrary to Policy QD1 of Planning Policy Statement 7 'Quality Residential Environments', Policy LC1 of the Addendum to Planning Policy Statement 7 'Safeguarding the Character of Established Residential Areas and DCAN 8, in that it would, if permitted, harm the character of the area through inappropriate layout, design and scale resulting in detrimental backland development which would set a precedent for similar proposals.
- 2 The proposal is contrary to Policy QD1 of Planning Policy Statement 7 'Quality Residential Environments', Policy LC1 of the Addendum to Planning Policy Statement 7 'Safeguarding the Character of Established Residential Areas and DCAN 8, in that it would, if permitted, cause unacceptable damage to the residential amenity of both existing and prospective residents through unacceptable overlooking, overshadowing, dominance and a lack of private amenity space.
- 3 The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 7, in that it would, if permitted, prejudice the safety and convenience of road users since adequate provision cannot be made clear of the highway for the parking and turning of vehicles which would be attracted to the site.
- 4 The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 2, in that it would, if permitted, prejudice the safety and convenience of road users since the width of the existing access renders it unacceptable for intensification of use and is not in accordance with the standards contained in the Department's Development Control Advice Note 15.



**Council Deferred items still under consideration
Area :- Belfast**

15

Application Ref Z/2013/1309/F

Applicant Windsor Lawn Tennis Club c/o agent **Agent** TODD Architects and Planners 2nd Floor Titanic House
6 Queens Road
Belfast
BT3 9DT

Location Windsor Lawn Tennis Club
37 Windsor Avenue
Belfast
BT9 6EJ

Proposal Retrospective planning application for a storage container to facilitate the storage of tennis dome and associated equipment when not in use.

- 1 The proposal is contrary to Policy BH12 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the site lies within the Malone Conservation Area and the development would, if permitted, detract from its character and appearance by reason of its scale, form and materials which are not in sympathy with the characteristic built form of the area and do not conform with the guidance as set out in the Malone Conservation Area document.

16

Application Ref Z/2013/1392/F

Applicant Raymond Watters 16 Salisbury Gardens **Agent**
Belfast
BT15 5EL

Location 9 Thomas Street
Belfast
BT15 1FF

Proposal Change of use from dwelling to house in multiple occupation (HMO)

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DEPARTMENT OF ENVIRONMENT
PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

Council Belfast

Date 3/20/14

ITEM NO	D1		
APPLIC NO	Z/2013/0261/F	Full	DATE VALID 2/28/13
DOE OPINION	APPROVAL		
APPLICANT	MJ McBride Construction Ltd c/o agent	AGENT	Pragma Planning Scottish Provident Building 7 Donegall Square West Belfast BT1 6JH 02890918410
LOCATION	Lands at the junction of the service road into former Visteon factory and Finaghy Road North opposite Castlewood Manor and Woodland Grange Belfast BT11		
PROPOSAL	Erection of 9 apartments		
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions
	0	0	0
			SUP Petitions
			0
			Addresses Signatures
			0 0 0 0



DEPARTMENT OF ENVIRONMENT
PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	D2			
APPLIC NO	Z/2013/1222/F	Full	DATE VALID	10/24/13
DOE OPINION	APPROVAL			
APPLICANT	Hazeldene Enterprises LTd c/o agent		AGENT	Ian H Foster 28 Station Road Bangor BT19 1HD 91463007
LOCATION	25-41 Botanic Avenue Belfast BT7 1JG			
PROPOSAL	Change of use (second floor only) to amusement arcade (amended description)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	6	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

Schedule of Applications

Criteria for Office Meetings

As agreed at the Town Planning Committee of 7 November 2013:

To provide a reason or reasons, based on the criteria set out below, when requesting a deferral of a planning application to enable an office meeting to be held:

1. applications which clarify the interpretation of a newly published or previously untested planning policy or where there is a lack of specific policy;
2. applications which involve a departure from the Regional Development Strategy or a development plan or a draft development plan;
3. applications which have significant environmental impact, requiring the submission of an Environmental Impact Statement;
4. applications which have generated strong local/neighbourhood objections based on valid planning concerns;
5. where the council considers that all material planning considerations have not been assessed or where the opinion has been made contrary to, or departs from, prevailing planning policy.

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**DEPARTMENT OF ENVIRONMENT
PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION**

Council Belfast

Date 3/20/14

ITEM NO	1					
APPLIC NO	Z/2011/1231/F	Full	DATE VALID	10/17/11		
DOE OPINION	REFUSAL					
APPLICANT	Fatos Cufaj 4 Lismore Place Jordanstown Newtownabbey		AGENT			
				NA		
LOCATION	Former petrol station between 115 and 125 Holywood Road Belfast BT4 3BE					
PROPOSAL	Change of use of former petrol station, with shop and car wash to hand car wash facility					
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	0	0	0	0	0	
			Addresses	Signatures	Addresses Signatures	
			0	0	0	0

- 1 The proposed development is unacceptable in that insufficient information has been submitted to enable the Department to make an informed decision on the proposal.



DEPARTMENT OF ENVIRONMENT
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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	2			
APPLIC NO	Z/2013/0231/F	Full	DATE VALID	2/19/13
DOE OPINION	REFUSAL			
APPLICANT	Ridgeway 103 Airport Road Belfast BT3 9ED		AGENT	Robert Gilmore Architects 64 Haypark Avenue Belfast BT7 3FE 07795595434
LOCATION	103 Airport Road West Belfast BT3 9ED			
PROPOSAL	Erection of a 15m tall galvaneised steel tower for "Work at heights" training			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposed development is contrary to PPS 1 'General Principles' and DCAN 12 (2nd Edition) 'Planning Controls for Hazardous Substances' due to its proximity to a Major Hazard Installation (COMAH); and if permitted the development would result in an unacceptable increased risk to public safety in terms of the prospective users of the development.
- 2 Having notified the agent under Article 7 (4) of the Planning (General Development) Order (NI) 1993 that further details was required to allow the Department to determine the application and having not received this information, the Department considers the proposal unacceptable as submitted.



DEPARTMENT OF ENVIRONMENT
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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	3			
APPLIC NO	Z/2013/0624/F	Full	DATE VALID	6/5/13
DOE OPINION	APPROVAL			
APPLICANT	Helm Housing c/o agent		AGENT	TSA Planning 29 Linenhall Street Belfast BT2 8AB 02890434333
LOCATION	2 Bellevue Park 79-83 Antrim Road Newtownabbey BT36			
PROPOSAL	Demolition of 4 no existing dwellings on site and erection of 4no replacement dwellings with associated landscaping and site works (amended plans)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	2	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



DEPARTMENT OF ENVIRONMENT
PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	4			
APPLIC NO	Z/2013/1006/F	Full	DATE VALID	9/9/13
DOE OPINION	APPROVAL			
APPLICANT	Apex Housing Association 10 Butcher Street Londonderry BT48 6HL		AGENT	McAdam Design LTD 1C Montgomery House Castlereagh Business Park 478 Castlereagh Road Belfast BT5 6BQ 028 9040 2000
LOCATION	Lands opposite 1-15 Kinnaird Terrace Belfast BT14 6BN			
PROPOSAL	15 two bedroom ground floor apartments and 10 two-bedroom duplex dwellings (15 residential units in total)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



DEPARTMENT OF ENVIRONMENT
PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	5			
APPLIC NO	Z/2013/1120/F	Full	DATE VALID	10/7/13
DOE OPINION	APPROVAL			
APPLICANT	Bass c/o agent		AGENT	GREENbrick Architects 51 Malone Road Belfast BT9 6RY 07753826326
LOCATION	39 Denorrton Park Belfast BT4 1SE			
PROPOSAL	2 storey extension to rear, with new access & car parking space to front			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	6			
APPLIC NO	Z/2013/1124/F	Full	DATE VALID	10/8/13
DOE OPINION	APPROVAL			
APPLICANT	Allen 105 South Circular Road Belfast BT4 2GD		AGENT	Insideout Architects 15 Grays Hill Bangor BT20 3BB NA
LOCATION	105 Circular Road BT4 2GD			
PROPOSAL	2 storey side extension with alterations to the front and side elevations			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	2	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



DEPARTMENT OF ENVIRONMENT
PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	7			
APPLIC NO	Z/2013/1239/F	Full	DATE VALID	10/25/13
DOE OPINION	APPROVAL			
APPLICANT	Fold Housing Association c/o Agent		AGENT	G M Design Associates Ltd 22/24 Lodge Road Coleraine BT52 1NB 028 7039 6138
LOCATION	118 Donegall Avenue Belfast BT12 6LX			
PROPOSAL	Refurbishment and two-storey extension to rear of dwelling (Amended plans).			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	0	1	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	8			
APPLIC NO	Z/2013/1353/F	Full	DATE VALID	11/21/13
DOE OPINION	APPROVAL			
APPLICANT	S MacAuley 85 Marlborough Park North Malone Belfast BT9 6HL		AGENT	Seamus McLarnon 72 Upper Road Greenisland Carrickfergus BT38 8RL 07710 182652
LOCATION	85 Marlborough Park North Belfast BT9 6HL			
PROPOSAL	2 storey rear extension, and replacement single storey garage to side (Amended Plans)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	1	0	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



DEPARTMENT OF ENVIRONMENT
PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	9			
APPLIC NO	Z/2013/1408/F	Full	DATE VALID	11/29/13
DOE OPINION	APPROVAL			
APPLICANT	Claire Ferry 208 Cregagh Road Belfast BT6 9EU		AGENT	
				NA
LOCATION	4 The Mount Ballymacarret Belfast (First Floor) BT5 4NA			
PROPOSAL	Change of use from first floor offices to yoga/pilates/complementary health studio in use class D2. Installation of heat pump units.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	1	0	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	10			
APPLIC NO	Z/2013/1448/F	Full	DATE VALID	12/12/13
DOE OPINION	APPROVAL			
APPLICANT	The Co-Operative Funeralcare		AGENT	Philip Lynn Architects 72 Armillan Road Newtownards BT23 6QN 077 2520 8437
LOCATION	34 Knockbreda Road Belfast BT6 0JB			
PROPOSAL	Alterations to shop front and erection of timber fence to rear boundary			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	1	0	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



DEPARTMENT OF ENVIRONMENT
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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	11			
APPLIC NO	Z/2013/1470/F	Full	DATE VALID	12/18/13
DOE OPINION	REFUSAL			
APPLICANT	Colin Clear 39 Orpen Road Belfast BT10 0BP		AGENT	Jim Ireland Architects Ltd 18 Moss Road Banbridge BT32 5EF
LOCATION	39 Orpen Road Belfast BT10 0BP			
PROPOSAL	Proposed new dwelling with parking to rear of 39 Orpen Road and new access and driveway to the front of No. 39 Orpen Road (amended description and address)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to policy QD1 of the Department's Planning Policy Statement 7: Quality Residential Environments in that it would ,if permitted, result in unacceptable damage to the character of the area by reason of overdevelopment of the site due to inappropriate siting, layout, scale, form, massing and design and would set an undesirable precedent for similar development in the area. The proposal, if permitted, would also fail to provide adequate amenity space and would cause unacceptable damage to the residential amenity of existing residents by reason of dominance.

- 2 The proposal is contrary to Policy LC 1 of the Addendum to PPS 7: Safeguarding the Character of Established Residential Areas, in that it will increase the density of dwellings on this site in comparison to that found in the established residential area and the pattern of development is out of keeping with the overall character and environmental quality of the established residential area.



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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	12			
APPLIC NO	Z/2013/1475/F	Full	DATE VALID	12/18/13
DOE OPINION	REFUSAL			
APPLICANT	Seabrook Properties c/o agent		AGENT	ARTA The Garden Studio 76 Lansdowne Road Belfast BT15 4AA
LOCATION	105 Ulsterville Avenue Belfast BT9 7AU			
PROPOSAL	Construction of 1no dwelling house			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy QD1 of the Department's Planning Policy Statement 7 Quality Residential Environments in that the proposal would, if permitted, result in overdevelopment of the site due to its inappropriate siting, layout, scale, form, massing and design causing unacceptable damage to the character and appearance of the area, and fails to provide adequate private amenity space. The proposal, if permitted, would also result in an unacceptable loss of amenity space for existing residents. The proposed development would therefore fail to create a quality residential environment.



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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	13			
APPLIC NO	Z/2014/0031/F	Full	DATE VALID	1/10/14
DOE OPINION	APPROVAL			
APPLICANT	Camilla Falls 1 Broughton Gardens Belfast		AGENT	Reality Architects 16 Demesne Park Holywood BT18 9NE 028 9059 0062
LOCATION	1 Broughton Gardens Belfast			
PROPOSAL	2 storey side extension, 2 storey rear extension			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	14			
APPLIC NO	Z/2014/0059/F	Full	DATE VALID	1/20/14
DOE OPINION	APPROVAL			
APPLICANT	Magee Health & Fitness c/o Agent		AGENT	TSA Planning 29 Linenhall Street Belfast BT2 8AB 028 9043 4333
LOCATION	Unit 1 M1 Business Park Blackstaff Way Kennedy Way Industrial Estate Belfast BT11			
PROPOSAL	Retention of gymnasium/fitness centre and all associated works			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



DEPARTMENT OF ENVIRONMENT
PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	15			
APPLIC NO	Z/2014/0074/F	Full	DATE VALID	1/21/14
DOE OPINION	REFUSAL			
APPLICANT	J Brady		AGENT	GT Design 10 Comber Road Carryduff BT8 8AN 028 9081 3784
LOCATION	adj to 42 Belmont Church Road Belfast BT4 3FF			
PROPOSAL	Erection of dwelling and attached garage- amendment to previous approval Z/2011/0410/F.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	1	0	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy QD 1 of the Department's Planning Policy Statement 7: Quality Residential Environments in that it would, if permitted, be harmful to the character of the area through inappropriate layout, form and massing resulting in overdevelopment of a restricted site and would cause unacceptable damage to the residential amenity of prospective and existing residents by reason of dominance and overshadowing.

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