

Document Pack

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



30th January, 2015.

MEETING OF TOWN PLANNING COMMITTEE

Dear Alderman/Councillor,

The above-named Committee will meet in the Lavery Room (Room G05), City Hall on Thursday, 5th February, 2015 at 4.30 pm, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully,

**SUZANNE WYLIE
Chief Executive**

AGENDA:

1. Routine Matters
 - (a) Apologies
 - (b) Minutes
 - (c) Declarations of Interest
2. Request for Deputations
3. Routine Correspondence (Pages 3 - 4)
4. Deferred Items Under Consideration (Pages 5 - 16)
5. New Planning Applications - Items to follow.
6. Appeal Dates and Decisions Notified (Pages 17 - 20)
7. Streamlined Planning Applications Decisions Issued (Pages 21 - 42)
8. Reconsidered Items (Pages 43 - 50)
9. Schedule of Planning Applications (Pages 51 - 82)

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Routine Correspondence

The Committee's comments are sought in respect of the undernoted correspondence, copies of which will be made available at the meeting:

Transport NI / Roads Service

- Notification of the removal of a disabled parking bay at 12 Ohio Street;
- Notification in respect of the proposed waiting restrictions at Cadogan Park;
- Notification in respect of the abandonment of public rights-of-way at the Parkside Gardens, Belfast; and
- Notification in respect of the proposed reduction in speed limit from 50MPH to 40 MPH on A55 Milltown Road, A55 Belvoir Road, B23 Milltown Road, B23 Hospital Road, C302 Hospital Road and C302 Purdysburn Road, Belfast.

Housing Executive

- Notification of the extinguishment of Public Rights of Way at Stratheden Street

Northern Ireland Environment Agency – Advance Notice of Listing

- Westcourt Centre, Former St Mary's Christian Brothers School, 8 – 30 Barrack Street;
- West Belfast Orange hall, 342 – 344 Shankill Road;
- Caretaker's House, West Belfast Orange Hall, 7 Brookmount Street;
- Albert Hall, 110 – 120 Shankill Road Mission Hall;
- Malvern Primary School, Forster Street;
- North Belfast Working Men's Club, 32 Danube Street; and
- Psychiatric Building, Mater Hospital, 37 Crumlin Road.

Northern Ireland Environment Agency – Advance Notice of Delisting

- 276 Tennent Street, Edenderry Gardens;
- 278 Tennent Street, Edenderry Gardens;
- 280 Tennent Street, Edenderry Gardens;
- 282 Tennent Street, Edenderry Gardens;
- 284 Tennent Street, Edenderry Gardens;
- 286 Tennent Street, Edenderry Gardens;
- 288 Tennent Street, Edenderry Gardens;
- 290 Tennent Street, Edenderry Gardens;
- 292 Tennent Street, Edenderry Gardens;
- 294 Tennent Street, Edenderry Gardens;
- Kelly's Cellars, 30 – 32 Bank Street;
- 11 College Place North;
- 13 College Place North;
- Arthur Chambers, 4-14 Arthur Street;
- 4 – 8 Church Lane;
- 10 Church Lane; and
- Ulster Bank (former Methodist Church), 11 – 16 Donegall Square East.

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

4

Application Ref Z/2012/0447/F

Applicant HJS Developments c/o agent **Agent** Turley associates 29-31
Montgomery Street
Belfast
BT1 4NX

Location The entrance to Sainsburys petrol filling station
Kennedy Centre
Falls Road
Belfast

Proposal Installation of traffic lights at the junction of Lake Glen Drive/Falls Road and Sainsbury's petrol
Station junction/Falls Road at the Kennedy Centre

- 1 The proposal is contrary to Policy AMP 6 of Planning Policy Statement 3 - 'Access Movement and Parking' in that the submitted details have failed to demonstrate that the new junction layout is capable of accommodating the additional and redistributed traffic that would result from the implementation of the development, without detriment to traffic progression on the Falls Road, thereby prejudicing the road safety and convenience of road users.
- 2 The proposal is contrary to Policy AMP 2 of Planning Policy Statement 3 - 'Access Movement and Parking' in that the submitted details have failed to demonstrate that a safe and efficient access to the adjoining road network can be provided, thereby prejudicing the road safety and convenience of road users.

5

Application Ref Z/2012/1421/F

Applicant Markets Development Association 3 **Agent** Fresh Design 1 College House City
Upper Stanfield Street
Belfast
BT7 2DN Link Busines
City Link Business Park
Durham Street
Belfast
BT12 4HQ

Location Land within existing archways under East Bridge Street
Belfast
BT1

Proposal Conversion of and extension to existing archways to comprise a creche, an employment
education and training club, community space, cafe, health and fitness facility with access to
East Bridge Street and train station (amended description).

- 1 The proposal is contrary to Planning Policy Statement 1 'General Principles' in that insufficient information has been submitted under Article 7(4) of the Planning (General Development) Order (NI) 1993 (as amended) to enable the Department to fully determine this application.

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

6

| | | | |
|------------------------|---|--------------|--|
| Application Ref | Z/2012/1428/DCA | | |
| Applicant | Queen's University Belfast Estates Department Level 5 Adminiatration Building Belfast BT7 1NN | Agent | Fleming Mountstephen Planning The Gasworks 5 Cromac Avenue Belfast BT7 2JA |
| 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.

7

| | | | |
|------------------------|--|--------------|--|
| Application Ref | Z/2013/0012/F | | |
| Applicant | Queen's University Belfast Estates Department Level 5 Admin Building Belfast BT7 1NN | Agent | Fleming Mountstephen Planning The Gasworks 5 Cromac Avenue Belfast BT7 2JA |
| 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**

8

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 4 No 2 bed apartments, 5 detached dwellings, new access and associated car parking/landscaping and ancillary works. (Additional information)

- 1 The proposal is contrary to Policy QD1 of the Department's Planning Policy Statement 7: Quality residential environments in that 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.

9

Application Ref Z/2013/1482/F

Applicant Seville Limited c/o agent

Agent TSA Planning 29 Linenhall Street
Belfast
BT2 8AB

Location St Thomas' Hall
138a Lisburn Road
Belfast
BT9

Proposal Demolition of existing building and erection of 19 no apartments, associated amenity space and site works (Amended plans received).

- 1 The proposal is contrary to Planning Policy BH12 of Planning Policy Statement 6 'Planning, Archaeology and the Built Heritage' in that the design and form of the proposed building would detract from the character and appearance of the Conservation Area
- 2 The proposal is contrary to Planning Policy Statement 1 'General Principles' and Planning Policy Statement 7 'Quality Residential Environments' Policy QD1 in that it would, if permitted, result in overdevelopment of the site by reason of unacceptable scale, massing, form and layout which would cause unacceptable damage to the residential amenity of existing and proposed residents through poor outlook, overlooking and dominance.



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

10

Application Ref Z/2013/1484/DCA

Applicant Seville Limited c/o agent **Agent** TSA Planning 29 Linenhall Street
Belfast
BT2 8AB

Location St Thomas' Hall
138a Lisburn Road
Belfast
BT9

Proposal Demolition of St Thomas' Hall.

The proposal is contrary to Planning Policy BH 14 of the Department's Planning Policy Statement 6: Planning Archaeology and the Built Heritage in that an adequate replacement scheme has not been provided for the site and the resultant gap site would have a detrimental impact on the character and appearance of the Conservation Area.

11

Application Ref Z/2013/1486/F

Applicant Loughside FC c/o agent **Agent** Fresh design 667 Shore Road
Whiteabbey
BT37 0ST

Location Skegoneil Avenue
Belfast
BT15 3LL

Proposal Improvements to existing football grounds, to include 3G pitch, floodlights, 200 seater stand, dugouts, 1.2m fencing, new turnstiles and new vehicular access on Jellicoe Avenue with associated off street car parking (amended description).

1 The proposal is contrary to Planning Policy Statement 1: General Principles in that insufficient information has been submitted under Article 7(4) to adequately address potential contamination on the site.

12

Application Ref Z/2014/0019/F

Applicant ECAL Construction Ltd c/o **Agent** Pragma Planning Scottish Provident
Building
7 Donegall Square West
Belfast
BT1 6JH

Location 179 Cavehill Road
Belfast
BT15 5BP

Proposal Demolition of existing buildings and erection of ground floor retail/service retail unit with 3 no apartments over and to the rear (amended proposal)

1 The proposal is contrary to ATC 1 and ATC of the Adendum to Planning Policy Statement 6: Areas of Townscape Character in that the building makes a material contribution to the character and appearance of Cavehill Area of Townscape Character and no exceptional reason has been demonstrated which, in the judgement of the Department, justifies its demolition. and the development would, if permitted, detract from its character and appearance due to the breaking of the established building line.



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

13

Application Ref Z/2014/0108/A

Applicant Robert Smyth 38 Cuba Walk Belfast **Agent** Alan Gregg 32 Carolhill Drive Belfast BT4 2FT

Location 321-329 Albertbridge Road BT5 4PY

Proposal Hoarding

- 1 The proposal is contrary to Policy AD1 of Planning Policy Statement 17 Control of outdoor Advertisements in that the proposed development if permitted would have an adverse impact on the visual amenity of the area by virtue of visual clutter created by a proliferation of existing advertisements along this section of the Newtownards Road and which would lead to an undesirable precedent for other similar signs within the locality.

14

Application Ref Z/2014/0189/F

Applicant Millar and Mills C and D c/o agent **Agent** Site Express 45 Church View Hollywood BT18 9DP

Location 41 Malone Road Belfast Co. Antrim BT9 6RX

Proposal Change of use of 1st. 2nd and 3rd floor offices to 4 no apartments including internal alterations. (amended scheme)

- 1 The proposal is contrary to Policy QD1 of the Department's Planning Policy Statement 7: Quality residential environments and Policy LC2 of the Addendum to PPS 7 and in that it would if permitted cause unacceptable damage to residential amenity, harming the living conditions of prospective residents through poor outlook, overshadowing and general disturbance and would set an undesirable precedent.
- 2 The Department has insufficient information as required under Article 7 (4) of the Planning (General Development Order (NI) 1993 to fully assess whether the proposal is acceptable in terms of access, movement and parking.
- 3 The Department has insufficient information as required under Article 7 (4) of the Planning (General Development Order (NI) 1993 to fully assess whether the proposal is acceptable in terms policies BH 7 and BH 8 of Planning Policy Statement 6 'Planning Archaeology and the Built Heritage' in relation to the proposed change of use and alterations to this Listed Building.



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

15

Application Ref Z/2014/0190/LBC

Applicant Millar and Mills C and D c/o agent **Agent** Site Express 45 Church View
Holywood
BT18 9DP

Location 41 Malone Road
Belfast
Co.Antrim
BT9 6RX

Proposal Works to listed building to facilitate the conversion of 1st, 2nd and 3rd floor to 4 No
apartments. Internal alterations including new walls and staircase. (amended scheme)

- 1 The Department has insufficient information as required under Article 7 (4) of the Planning (General Development Order (NI) 1993 to fully assess whether the proposal is acceptable in terms policies BH 7 and BH 8 of Planning Policy Statement 6 'Planning Archaeology and the Built Heritage' in relation to the proposed change of use and alterations to this Listed Building.

16

Application Ref Z/2014/0496/F

Applicant Mr Peter Boyle 4A Connsbrook Avenue
Belfast
BT4 1JT **Agent** Robinson McIlwaine Architects
84-94 Great Patrick Street
Belfast
BT1 2LU

Location 4A Connsbrook Avenue
Belfast
BT4 1JT

Proposal Proposed extension to existing storage/warehouse building, and internal alterations. Proposed alterations to access and increased parking.

17

Application Ref Z/2014/0586/F

Applicant Apex Housing c/o agent **Agent** McGirr Architects Ltd 670 Ravenhill
Road
Belfast
BT6 0BZ

Location Lands on McClure Street to include land south of railway and north of Powerscourt PLace
between 10 Cameron Street and 85 Ormeau Road
Belfast BT7 1SH

Proposal Construction of 20no 5 person 3bed and 7no 3person 2bed social housing dwellings with
associated landscaping

- 1 The proposal is contrary to the Departments Planning Policy Statement 8 Open Space, Sport and Outdoor Recreation in that the development would, if permitted, result in the loss of existing open space and therefore adversely affect the environmental quality and character of the area.
- 2 The proposal is contrary to the draft Belfast Metropolitan Area Plan 2015 which has reached an advanced stage of preparation, in that the site is identified as open space and the development if permitted, would be premature in that it would be contrary to the provisions of the plan.
- 3 The proposal is contrary to the Department's Planning Policy Statement 1: General Principles in that insufficient and adequate information has been provided to demonstrate a satisfactory methodology in the identification and mitigation of the unacceptable risks posed by contamination of the site.

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

18

Application Ref Z/2014/0919/F

Applicant Afrim Kannabecaj 11 Rosetta Park **Agent** Doherty Architectural Services 37
Belfast Wynchurch Avenue
BT6 0DJ Belfast
BT6 0JP

Location 11 Rosetta Park
Belfast

Proposal Two storey extension to rear and new detached garage to rear.

19

Application Ref Z/2014/0967/F

Applicant Kerri McConnell 2 Marguerite Park **Agent** Michael Small 24 Brooke Hall
Belfast Belfast
BT10 0HF BT8 6WB

Location 2 Marguerite Park
Belfast
BT10 0HF

Proposal Proposed rear 2 storey extension and alterations to existing dwelling house

20

Application Ref Z/2014/1032/O

Applicant Glenalpin Street Ltd c/o agent **Agent** Michael Burroughs Associates 33
Shore Road
Holywood
BT18 9HX

Location Site bounded by Wellwood Street
Glenalpin Street and Norwood Street
Belfast

Proposal Outline application for purpose built student accommodation, max 391 no beds, and commercial car parking, max 19 spaces (replacement of existing spaces)

- 1 The proposal is contrary to Planning Policy Statement 1 - 'General Principles' in that it has not been demonstrated how the proposed number of units can be accommodated on the site without causing a detrimental impact on the amenity of neighbouring properties by way of dominance, overshadowing and overlooking.
- 2 The proposal is contrary to Policy HMO 7 of the 'Houses in Multiple Occupancy Subject Plan for Belfast City Council Area 2015' in that it has not been demonstrated that the proposal will not have an adverse impact on the amenity of this primarily residential area.
- 3 The proposal is contrary to Planning Policy Statement 1 - 'General Principles' by reason of its height, bulk, massing and density which represents an overdevelopment of the site which would have an adverse impact on the character, appearance and amenity of the surrounding area.



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

21

Application Ref Z/2014/1057/F

Applicant Mr and Mrs D Hughes 4
Shrewsbury Park
Belfast
BT9 6PN

Agent Seamus McLarnon 72 Upper Road
Greenisland
Carrickfergus
BT38 8RL

Location 4 Shrewsbury Park
Belfast
BT9 6PN

Proposal Demolition of existing house and construction of new 2 storey dwelling house and detached garage.

- 1 The proposal is contrary to Policies BH10 and BH14 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage and A Design Guide for the Malone Conservation Area in that the dwelling makes a positive material contribution to the character and appearance of the Malone Conservation Area and no exceptional reason has been demonstrated which, in the judgement of the Department, justifies its demolition
- 2 The proposal is contrary to Policy BH12 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage and A Design Guide for the Malone Conservation Area in that it would if permitted harm the character and appearance of the Malone Conservation Area through inappropriate scale, massing, design and detailing.
- 3 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, have an adverse impact on the amenity of the adjoining residential properties by reason of unacceptable scale and massing.

22

Application Ref Z/2014/1059/DCA

Applicant Mr and Mrs D Hughes 4
Shrewsbury Park
Belfast
BT9 6PN

Agent Seamus McLarnon 72 Upper Road
Greenisland
Carrickfergus
BT38 8RL

Location 4 Shrewsbury Park
Belfast
BT9 6PN

Proposal Demolish existing two storey detached house and single garage.

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



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

23

Application Ref Z/2014/1118/A

Applicant Creightons of Finaghy 87-89 Upper **Agent**
Lisburn Road
Finaghy
Belfast
BT10 0GY
Henderson Group Property
Hightown Avenue
Newtownabbey
BT36 4RT

Location 87-89 Upper Lisburn Road
Finaghy
Belfast
BT10 0GY

Proposal 3 free standing signs

- 1 The proposal is contrary to Policy AD1 of Planning Policy Statement 17 Control of outdoor Advertisements in that the proposed development if permitted would have an adverse impact on the visual amenity of the area by virtue of visual clutter created by a proliferation of existing advertisements along this section of the Upper Lisburn Road

24

Application Ref Z/2014/1197/F

Applicant Audleystown Properties Ltd 50 **Agent**
Audleystown Road
Strangford
BT307LP

Location 346 Beersbridge Road
Belfast
BT5 5DY

Proposal Change of use from coffee shop to hot food take away with external flue (retrospective)

- 1 The proposal is contrary to Planning Policy Statement 1 'General Principles' and Development Control Advice Note 4 'Restaurants, Cafes and Fast Food Outlets' in that the use would, if permitted, harm the living conditions of the flat above and neighbouring residential properties through noise, odours, nuisance and general disturbance resulting in a loss of residential amenity.

25

Application Ref Z/2014/1359/A

Applicant Mr And Mrs Orr c/o agent **Agent**
PJ Design 21 Priests Lane
Blaris Road
Lisburn
BT27 5RB

Location 543 Lisburn Road
Belfast
BT9 7GQ

Proposal Shop sign and projecting sign

- 1 The proposal is contrary to Policy AD1 of Planning Policy Statement 17 Control of outdoor Advertisements in that the proposed development if permitted, would harm the visual amenity, character and appearance of the area by virtue of visual clutter created by a proliferation of existing advertisements along this section of the Lisburn Road.



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

26

Application Ref Z/2014/1364/A

Applicant Odyssey Trust Company c/o agent **Agent** Turley 3 Joy Street
Belfast
BT2 8LE

Location Odyssey Arena
2 Queen's Quay
Belfast
BT3 9QQ

Proposal Retention of 3no banner type advertisements and fixings

1 The proposal is contrary to Policy AD 1 of Planning Policy Statement 17 'Control of Outdoor Advertisements' in that it would, if permitted, be unduly prominent on the host building and harmful to the visual amenity of the locality by virtue of its scale, position and design. It would also result in visual clutter and set an undesirable precedent for further similar displays, resulting in a change to the character of the area.

27

Application Ref Z/2014/1483/A

Applicant McDonalds Restaurant Ltd 11-59 **Agent** Planware Ltd The Granary
High Road
East Finchley
London
N2 8AW
37 Walnut Tree lane
Sudbury
CO10 1B

Location McDonalds restaurant Ltd
Westwood Centre
Kennedy Way
Belfast
BT11 9BQ

Proposal Various site signage including 1No. gateway, 2no. directional signs and 7 freestanding signs

28

Application Ref Z/2014/1485/A

Applicant McDonalds Restaurant Ltd 11-59 **Agent** Planware Ltd The Granary
High Road
East Finchley
London
N2 8AW
37 Walnut Tree Lane
Sudbury
CO10 1B

Location McDonalds Restaurant Ltd
Westwood Centre
Kennedy way
Belfast
BT11 9BQ

Proposal Erection of new pole mounted sign.



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

29

| | | | |
|------------------------|---|--------------|--------------------------|
| Application Ref | Z/2014/1487/F | | |
| Applicant | McDonalds Reataurant Ltd 11-59 | Agent | Planware Ltd The Granary |
| | High Road | | 37 Walnut Tree Lane |
| | East Finchley | | Sudbury |
| | London | | CO10 1BD |
| | N2 8AW | | |
| Location | McDonalds Restaurant Ltd | | |
| | The Westwood Centre | | |
| | Kennedy Way | | |
| | Belfast | | |
| | BT11 9BQ | | |
| Proposal | Refurbishment of restaurant and patio area including associated works to the site, reconfiguration of drive thru lane for side by side ordering installation of 2no.cod canopys, 1no pedestrian crossing & 1no. raised island | | |



Appeal Dates Notified

Date From: 01/12/2014 00:00:00 and Date To: 29/01/2015 00:00:00

| | | | |
|---------------------------|---|-----------------|------------|
| ITEM NO | 3 | PAC Ref: | 2014/A0124 |
| Planning Ref: | Z/2013/0913/F | | |
| APPLICANT | Hagan Homes Ltd | | |
| LOCATION | 448a -450 Shore Road Belfast BT15 4HD | | |
| PROPOSAL | Conversion of existing first floor premises to 2no apartments | | |
| PROCEDURE | Informal Hearing | | |
| DATE DUE TO PAC | | | |
| DATE OF HEARING | 19/02/2015 | | |
| DATE OF SITE VISIT | | | |

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Streamlined Planning Applications Decisions Issued

Decision Issued From: 01/12/2014 To: 29/01/2015

Belfast LGD

| Reference Number | Proposal | Location | Date Decision Issued | Applicant | Agent |
|------------------|--|---|----------------------|---|---|
| Z/2014/1004/F | Single storey extension to rear of dwelling and attic conversion | 95 Sydenham Avenue Belfast BT4 2DL | 01/12/2014 | Mr & Mrs Andrew Forrest 95 Sydemham Avenue Belfast BT4 2DL | R E Quinn Architects Llimited 14 Princes Street Dromore BT25 1AY |
| Z/2014/1119/F | Part conversion of ground floor offices to coffee shop and 3no retail units. Proposed full-height window in existing offices | 449 Antrim Road Belfast BT15 3FE | 02/12/2014 | Neil McCann | Ard Mackel Architects 2 Hannahstown Hill Belfast BT17 0LT |
| Z/2014/1376/F | Replacement of existing roof mounted chillers. | BBC NI Ormeau Avenue Belfast BT2 8HQ | 02/12/2014 | BBC NI Ormeau Avenue Belfast BT2 8HQ | AECOM Professional Services LLP 9th floor Clarence West Building Clarence West Street Belfast BT2 7GP |
| Z/2014/1382/F | Single storey to rear & side of dwelling | 15 Glenhurst Parade Newtownabbey BT36 7JR | 02/12/2014 | Mrs. L Donaghy 15 Glenhurst Parade Newtownabbey BT36 7JR | 18 Lough Road Ballinderry Upper BT28 2HA |

Streamlined Planning Applications Decisions Issued

Decision Issued From: 01/12/2014 To: 29/01/2015

| Reference Number | Proposal | Location | Date Decision Issued | Applicant | Agent |
|------------------|--|--|----------------------|--|---|
| Z/2014/1384/LBC | Replacement of existing roof mounted chillers | BBC NI Ormeau Avenue Belfast BT2 8HQ | 02/12/2014 | BBC NI Ormeau Avenue Belfast BT2 8HQ | AECOM Professional Services LLP 9th floor Clarence West Building Clarence West Street Belfast BT2 7GP |
| Z/2014/1411/F | Proposed garden room to rear of dwelling | 10 Lyndhurst Drive Belfast BT13 3PA | 02/12/2014 | Mr D Greer 10 Lyndhurst Drive Belfast BT13 3PA | Tony McCoe 3 Thirlmere Gardens Belfast BT15 5EF |
| Z/2014/1078/F | Roof alterations to existing church building, formation of new openings in gable wall and internal alterations | Carlisle Memorial Methodist Church Carlisle Circus Belfast BT13 | 03/12/2014 | Belfast Buildings Trust The Gate Lodge 511a Ormeau Road Belfast BT7 3GS | Hall Black Douglas 152 Albertbridge Road Belfast BT5 4GS |
| Z/2014/1108/F | Erection of 2 storey rear extension and 2 storey side extension (amended description and plans) | 23 Knock Eden Crescent Belfast BT6 0GP | 03/12/2014 | S Pritchard 23 Knock Eden Crescent Belfast BT6 0GP | Graeme Goudy Architectural Services 2b Ballydoonan Road Greyabbey BT22 2LP |
| Z/2014/1148/F | Alterations at existing store to provide an automatic telling machine (ATM) | 1 Springfield Road Belfast BT12 7AB | 03/12/2014 | Sean Campbell 1 Springfield Road Belfast BT12 7AB | Patrick McVarnock Architectural Design Consultant 16 Finaghy Road North Belfast BT10 0JA |

Streamlined Planning Applications Decisions Issued

Decision Issued From: 01/12/2014 To: 29/01/2015

| Reference Number | Proposal | Location | Date Decision Issued | Applicant | Agent |
|------------------|---|---|----------------------|--|---|
| Z/2014/1271/F | Demolition of existing double mobile unit and erection of new double mobile unit. | Holy Rosary Primary School Sunnyside Crescent Belfast BT7 3BD | 03/12/2014 | Paddy McAllister Holy Rosary Primary School Sunnyside Crescent Belfast BT7 3DB | Belfast Education and Library Board 40 Academy Street Belfast BT1 2NQ |
| Z/2014/1379/A | 2x 1.17m2 road signs fixed to existing railings | 613 Springfield Road Belfast BT12 7FN | 03/12/2014 | PSNI Brooklyn Knock Road Belfast BT5 6LA | Amey Built Environment 3rd Floor Lesley Buildings 61 Fountain Street Belfast BT1 5EX |
| Z/2014/1105/LBC | Repairs to failing parapet and roof stonework. Re-roofing pitched roof over church to include works to timber rafters and roof coverings to enhance thermal performance. Formation of 2 no. new openings in gable wall to Regent Street for emergency egress. Installation of temporary suspended timber floor and cross ventilation. Installation of temporary free standing pod to provide sanitary and kitchen facilities. | Carlisle Memorial Methodist Church Carlisle Circus Belfast BT13 | 04/12/2014 | Belfast Buildings Trust The Gate Lodge 511a Ormeau Road Belfast BT7 3GS | Hall Black Douglas 152 Albertbridge Road Belfast BT5 4GS |

Streamlined Planning Applications Decisions Issued

Decision Issued From: 01/12/2014 To: 29/01/2015

| Reference Number | Proposal | Location | Date Decision Issued | Applicant | Agent |
|------------------|--|--|----------------------|--|--|
| Z/2014/1175/A | Fascia surrounding an ATM | Sandwich Station 22 Great Victoria Street Belfast BT2 7BA | 04/12/2014 | Cardtronocs Uk Ltd trading as Cashzone PO Box 476 Hatfield AL101DT | Newwave Installations Hope Street Rotherham S60 1LH |
| Z/2014/1187/F | Retention of an automated teller machine | Sandwich Station 22 Great Victoria Street Belfast BT1 1HU | 04/12/2014 | Cardtronics UK Ltd, Trading as Cashzone PO Box 476 Hatfield AL101DT | Newwave Installations Hope Street Rotherham S60 1LH |
| Z/2014/1195/LBC | Refurbishment & alterations to existing basement area. | May Street Presbyterian Church 23 may Street Belfast BT1 4NU | 04/12/2014 | Trustees Of May Street Presbyterian Church 23 May Street Belfast BT1 4NU | The Boyd Partnership 4 Rivers Edge 15 Ravenhill Road Belfast BT6 8DN |
| Z/2014/1130/A | Shop signs | Unit no 68-70 and 167-169 Sandy Row Belfast BT12 5ED | 05/12/2014 | Belfast City Council City Hall Belfast BT1 5GS | Knox and Clayton 2a Wallace Avenue Lisburn BT27 4AA |
| Z/2014/1135/F | Dormer extension to side of dwelling | 70 Owenvarragh Park Belfast BT11 9BE | 05/12/2014 | Mr O'Neill 70 Owenvarragh Park Belfast BT11 9BE | Matthew McMullan 32 Navan Green Belfast BT11 8JR |

Streamlined Planning Applications Decisions Issued

Decision Issued From: 01/12/2014 To: 29/01/2015

| Reference Number | Proposal | Location | Date Decision Issued | Applicant | Agent |
|------------------|---|---|----------------------|--|---|
| Z/2014/1138/F | Single storey rear extension | 23 Edenmore Drive Belfast BT11 | 05/12/2014 | Matthew Kelly 23 Edenmore Drive Belfast | Kevin Fennell Design 2A Dorchester Park Belfast BT9 6RH |
| Z/2014/1253/A | Brushed stainless steel halo lit building signage. | 140m North West of the Harbour Commissioner's Office | 05/12/2014 | Belfast Harbour Commissioners Corporation Square Belfast BT1 3AL | RPP Architects 155-157 Donegall Pass Belfast BT7 1DT |
| Z/2014/0104/F | Erection of single storey flat roofed rear extension to provide customer toilet facilities at petrol station. (Amended description and address) | Spar Petrol Filling Station 70-74 Malone Road Belfast BT9 5BU | 09/12/2014 | Henderson Group Property Hightown Avenue Mallusk Newtownabbey BT36 4RT | Henderson Group Property Hightown Avenue Mallusk Newtownabbey BT36 4RT |
| Z/2014/0873/F | Reconfiguration of the parking area to include level changes, retaining walls, railings, steps and a new parking layout. Scheme also includes new street lighting columns, bollards and tree planting works | Tyndale Green Old Park Belfast BT14 8HH | 09/12/2014 | Department for Social Development | URS Beechill House Beechill Road Belfast BT8 7RP |
| Z/2014/1061/F | Single-storey extension to front and rear of dwelling for disabled use. | 24 Seabank Parade Belfast BT15 3NW | 09/12/2014 | Mrs Maria Worbey 24 Seabank Parade Belfast BT15 3NW | |

Streamlined Planning Applications Decisions Issued

Decision Issued From: 01/12/2014 To: 29/01/2015

| Reference Number | Proposal | Location | Date Decision Issued | Applicant | Agent |
|------------------|--|---|----------------------|--|---|
| Z/2014/0958/F | Proposed new photo-voltaic roof panels to buildings 01,02,03 | Belfast Metropolitan College Gerald Moag Campus 125-153 Millfield Belfast BT1 6DJ | 10/12/2014 | Belfast Metropolitan College Gerald Moag Campus 125-153 Millfield Belfast BT1 6DJ | Belfast Metropolitan College 400 Springfield Road Belfast BT12 7DU |
| Z/2014/0963/F | Variation of condition 2 of planning permission Z/2007/1066/F to extend the range of waste types that can be accepted at the site. | 105 Limestone Road Belfast | 10/12/2014 | Sita UK LTD - Jon Woodhall Packington House Packington Lane Little Packington Meriden CV7 7HN | |
| Z/2014/0841/F | Change of use to hot food unit for consumption of hot food on and off the premises with proposed extraction flue to southern side elevation (amended description). | 14 Hillview Avenue Belfast BT4 3JF | 11/12/2014 | Cloin Wong 14 Hillview Avenue Belfast BT4 3JF | Huston Estate Agents 7 Stranmillis Road Belfast BT4 3JF |
| Z/2014/1390/A | 1 no lightbox sign (renewal of application Z/2012/1071/A) | Corner of Westlink and York Street Belfast BT15 | 11/12/2014 | Bravo Advertising Ltd | McFarland Associates A3 Harbour Court 5 Heron Road Belfast BT3 9HB |

Streamlined Planning Applications Decisions Issued

Decision Issued From: 01/12/2014 To: 29/01/2015

| Reference Number | Proposal | Location | Date Decision Issued | Applicant | Agent |
|------------------|--|---|----------------------|---|--|
| Z/2014/1420/A | Totem sign & facade artwork panel/welcome sign | 24-26 Norglen Gardens Ballymurphy Belfast BT11 8EL | 11/12/2014 | Department For Social Development | URS Beechill House Beechill Road Belfast BT8 7RP |
| Z/2014/1423/A | Repositioning of existing billboard | 511-513 Lisburn Road Belfast | 11/12/2014 | Blue Horizon Developments | Alan Patterson Design LLP Darragh House 112 Craigdarragh Road Helens Bay BT19 1UB |
| Z/2014/1387/F | New single storey garage | 11 Kensington Gardens West Belfast. BT5 6NQ | 12/12/2014 | Mr & Mrs Dawson-McConkey 11 Kensington Gardens West Belfast BT5 6NQ | Wayne Storey Associates Ltd 46 Strand Avenue BT18 9AW |
| Z/2014/0949/F | Demolition of garage. Proposed single storey extension to rear with two storey extension to side and landscaping | 5 Hillside Drive Stranmillis Belfast BT9 5EJ | 15/12/2014 | Doug and Emer Mudie 5 Hillside Drive Stranmillis Belfast BT9 5EJ | Conor McKenna 16 Loughbeg Park Carrduff BT8 8PE |
| Z/2014/1168/F | Erection of single storey rear extension and disabled ramp to incorporate all of front garden | 225 Park Avenue Belfast BT4 1LN | 15/12/2014 | Joseph Galbraith 225 Park Avenue Belfast BT4 1LN | Paul Jenkins 40 Mount Merrion Park Belfast BT6 0GB |

Streamlined Planning Applications Decisions Issued

Decision Issued From: 01/12/2014 To: 29/01/2015

| Reference Number | Proposal | Location | Date Decision Issued | Applicant | Agent |
|------------------|--|---|----------------------|--|--|
| Z/2014/1216/F | Replacement driveway gates and gateposts, new pedestrian gate and gateposts and widening of driveway entrance | 11 Myrtlefield Park Belfast BT9 6NE | 15/12/2014 | Dr David McKeown 11 Myrtlefield Park Belfast BT9 6NE | |
| Z/2014/1249/F | Change of use of ground floor front offices to hairdressers | 9 Stranmillis Road Belfast BT9 5AF | 15/12/2014 | Huston Estate Agents 9 Stranmillis Road Belfast BT9 5AF | |
| Z/2014/1299/F | Single storey rear extension | 115 Ardenlee Avenue Belfast | 15/12/2014 | Mark Campbell 115 Ardenlee Avenue Belfast BT6 0AD | Reality Architects 16 Demesne Park Holywood BT18 9NE |
| Z/2014/0426/F | Erection of ball-stop fencing along boundary of Westlink and housing development | Devonshire Street Falls Ward Belfast BT12 | 16/12/2014 | Ulidia Housing Association Limited 20 Derryvolgie Avenue Belfast BT9 6FN | Harry Rolston Architects Limited 49 Lisleen Road Belfast BT5 7SU |
| Z/2014/0662/F | 2 storey extension to rear and single storey extension to side of dwelling with alterations to boundary wall & gates | 108 Balmoral Avenue Belfast BT9 6NZ | 16/12/2014 | Mrs Claire Looney 108 Balmoral Avenue Belfast BT9 6NZ | Jim Morrison Architects 31 Cricklewood Park Belfast BT9 5GW |

Streamlined Planning Applications Decisions Issued

Decision Issued From: 01/12/2014 To: 29/01/2015

| Reference Number | Proposal | Location | Date Decision Issued | Applicant | Agent |
|------------------|---|---|----------------------|---|---|
| Z/2014/1034/F | Erection of 2 storey rear extension. | 14 Cherry Valley Gardens Belfast BT5 6PQ | 16/12/2014 | Simms 14 Cherry Valley Gardens Belfast BT5 6PQ | Gary McKee Architecture 24 Lord Wardens Parade Bangor BT19 1YU |
| Z/2014/1046/A | Erection of hoarding sign to side of building | Magee Health & Fitness Unit 1 M1 Business Park Blackstaff Way Belfast BT11 9DT | 16/12/2014 | Brian Magee Unit 1 M1 Business Park Blackstaff Way Belfast BT11 9DT | |
| Z/2014/1155/A | Site entrance signage panel | 46 Boucher Place Belfast BT12 6QF | 16/12/2014 | The Trade Parts Specialists | Blackstaff Architects 2 College House Durham Street Belfast BT12 4HQ |
| Z/2014/1156/F | Erection of two storey side extension. | 30 Wolfhill Avenue South Belfast BT14 8NU | 16/12/2014 | Michael Lawlor 30 Wolfhill Avenue South Belfast BT14 8NU | L J Hilditch 46 Victoria Road Larne BT40 1RN |
| Z/2014/1294/F | Replacement single storey / split level detached dwelling and improved access | 1138 Crumlin Road Belfast BT14 8SA | 16/12/2014 | Mrs Karen Boutros 1138 Crumlin Road Belfast BT14 8SA | A.D.M.S. Ltd Architects 25A Spencer Road Waterside Londonderry BT47 6AA |

Streamlined Planning Applications Decisions Issued

Decision Issued From: 01/12/2014 To: 29/01/2015

| Reference Number | Proposal | Location | Date Decision Issued | Applicant | Agent |
|------------------|--|---|----------------------|---|---|
| Z/2014/1353/F | Two storey extension to rear of dwelling | 113 Somerton Road Belfast BT15 4DH | 16/12/2014 | S Holmes 113 Somerton Road Belfast BT15 4DH | Tony McCoe 3 Thirlmere Gardens Belfast BT15 5EF |
| Z/2014/1077/F | Proposed installation of ATM machine within front elevation of existing facade | 16 Howard Street Belfast BT1 6PA | 17/12/2014 | TMW Security Services 16 Latt Road Newry BT35 6PB | Whittaker and Watt Architects 379 Antrim Road Newtownabbey BT36 5EB |
| Z/2014/1016/F | Two storey extension to rear and side of existing dwelling | 21 Ashgrove Park Belfast BT14 6NE | 18/12/2014 | John Kelly 21 Ashgrove Park Belfast BT14 | T McCoe 3 Thirlmere Gardens Belfast BT15 5EF |
| Z/2014/1122/F | Alteration of existing public house, including removal of part of pitched roof at rear to create smoking area. | Apartment Bar 2 Donegall Square West Belfast BT1 6JA | 18/12/2014 | Templared LTD 26-28 Queen Street Magherafelt BT45 6AB | I.D.A. 533 Antrim Road Belfast BT15 3BS |
| Z/2014/1123/LBC | Alteration of existing public house, including removal of part of pitched roof at rear to create smoking area. | Apartment Bar 2 Donegall Square West Belfast BT1 6JA | 18/12/2014 | Templared LTD 26-28 Queen Street Magherafelt BT45 6AB | I.D.A. 533 Antrim Road Belfast BT15 3BS |

Streamlined Planning Applications Decisions Issued

Decision Issued From: 01/12/2014 To: 29/01/2015

| Reference Number | Proposal | Location | Date Decision Issued | Applicant | Agent |
|------------------|---|---|----------------------|---|--|
| Z/2014/1339/A | Entrance sign | RSPB Belfast WOW Visitors Centre RSPB Belfast Harbour Reserve Airport Road West Belfast BT3 9ED | 18/12/2014 | Michelle Hill, The RSPB NIHQ Belvoir Park Forest Belvoir Drive Belfast BT8 7QT | |
| Z/2014/1340/A | 1 no. pole mounted sign | Approx 145m north east of pumping station adjacent to 15 Heron Road Belfast BT3 9LE | 18/12/2014 | Michelle Hill, The RSPB NIHQ Belvoir Park Forest Belvoir Drive Belfast BT8 7QT | |
| Z/2014/1472/F | Proposed two storey extension with living space at ground floor & bedroom above | 133 Sydenham Avenue Belfast BT4 2DQ | 29/12/2014 | Mr & Mrs Gallagher 133 Sydenham Avenue Belfast BT4 2DQ | Micah Jones Architect 13 Gilnahirk Road Belfast BT5 7DA |
| Z/2014/1151/A | Erection of 2 internally Illuminated Fascia Signs | Unit 11 Boucher Retail Park Boucher Crescent Belfast Co. Antrim. BT12 6HU | 30/12/2014 | Superdrug- Giovanni Martini 118 Beddington Lane Croydon CR0 4TB | Retail Design Solutins The Mill Store Foundry Lane Earls Colne CO6 2SB |

Streamlined Planning Applications Decisions Issued

Decision Issued From: 01/12/2014 To: 29/01/2015

| Reference Number | Proposal | Location | Date Decision Issued | Applicant | Agent |
|------------------|--|--|----------------------|---|--|
| Z/2014/1466/F | 2 Storey rear extension | 46 Knockvale Park Belfast BT5 6HT | 30/12/2014 | Ms Joanne Brown 46 Knockvale Park Belfast BT5 6HJ | Mullan Architects 80 Orchardville Crescent BT10 0JT |
| Z/2014/0972/F | Single storey rear extension | 15 Onslow Gardens Belfast BT6 0AP | 02/01/2015 | Maria Hunter 15 Onslow Gardens Belfast BT6 0AP | McCartney Design 7 Seafields Avenue Warrenpoint BT34 3XA |
| Z/2014/1333/F | Proposed refurbishment of dwelling house and alterations to roof | 11 Castleview Terrace Belfast BT4 3FD | 02/01/2015 | Stephen Berry 4 Ballantine Street London SW18 1AL | Contour Architectural Services Limited 299 Ormeau Road Belfast BT7 3GG |
| Z/2014/1334/A | 1no pole mounted sign | Approximately 60m north of 303 Airport Road West Belfast BT3 9ED | 02/01/2015 | RSPB NIHQ Belvoir Park Forest Belvoir Drive Belfast BT8 7QT | |
| Z/2014/1336/A | 4no pole mounted signs and 1no free standing sign | Lands to the front of RSPB Harbour Reserve Airport Road West Belfast BT3 9ED | 02/01/2015 | The RSPB NIHQ Belvoir Park Forest Belvoir Drive Belfast BT8 7QT | |

Streamlined Planning Applications Decisions Issued

Decision Issued From: 01/12/2014 To: 29/01/2015

| Reference Number | Proposal | Location | Date Decision Issued | Applicant | Agent |
|------------------|--|---|----------------------|--|--|
| Z/2014/1358/F | Conversion of 7 bedroom HMO at 71 Fitzwilliam Street to 2no two bedroom apartments and 1no one bedroom apartment with provision for communal access to external stairwell currently serving 69 Fitzwilliam Street | 69 and 71 Fitzwilliam Street Belfast BT9 6AX | 02/01/2015 | Mary McKnight 20a Ashgrove Road Newry BT34 1QN | N Mackle 28 Annahagh Road Dungannon BT71 7JE |
| Z/2014/0023/LBC | Demolition of existing central rear return, new 2 storey rear infill extension with 2nd floor smoking terrace bounded by 2.5m high rendered wall, partial removal of rear roof to create new dormer, associated internal and external alterations to facilitate amended layout at ground, first and second floor to include removal of internal walls, construction of new walls and alterations to fireplace and extension of railings along Hatfield Street.(Amended description and drawings) | Hatfield House 130 Ormeau Road Belfast | 05/01/2015 | K Cassidy c/o agent | GMR Architects Ltd 3 St Judes Avenue Belfast BT7 2GZ |
| Z/2014/1426/F | Erection of garage | Plot 3 Lanesborough 14-15 Sandown Park South Belfast BT5 6HE | 07/01/2015 | Mr & Mrs Maxwell Plot3 Lanesborough 14-15 Sandown Park South Belfast BT5 6HE | Deramore Developments Ltd 50 Knockbreda Road Belfast BT6 0JB |

Streamlined Planning Applications Decisions Issued

Decision Issued From: 01/12/2014 To: 29/01/2015

| Reference Number | Proposal | Location | Date Decision Issued | Applicant | Agent |
|------------------|---|--|----------------------|---|--|
| Z/2014/1484/F | Proposed side single storey ground floor toilet extension | 21 Bingnian Drive Belfast BT11 8JA | 07/01/2015 | Ms Rosemaria Doogan 21 Bingnian Drive Belfast BT118JA | Ian McCallum 5 The Willows Newtownards BT23 8FJ |
| Z/2014/1497/F | 2 storey rear extension and single storey side extension to existing dwelling + new driveway and access | 23 Jellicoe Avenue Belfast BT15 3FZ | 07/01/2015 | Lessa Harker | JWA Design 1 Bramble Grove Newtownabbey BT37 0GE |
| Z/2014/0971/A | Shop fascia, projecting sign, ATM adverts and wall mounted A5 sign | 34-36 University Road Belfast BT7 1NH | 08/01/2015 | Tesco Stores Ltd Cirrus House Falcon Way Shire Park Welwyn Garden City AL7 1AB | Edgeplan Ltd Forsyth House Cromac Square Belfast BT2 8LA |
| Z/2014/1501/F | Proposed single storey rear extension | 3 Tillysburn Park Belfast BT4 2PD | 08/01/2015 | Ms Carolyn Tipping | Rodney Henry 2 Liscoole Cookstown BT80 8RG |
| Z/2014/1522/F | Single storey rear extension to dwelling to provide shower room and lobby | 6 Madrid Court Belfast BT5 4SX | 08/01/2015 | Teresa Corr 6 Madrid Court Belfast BT5 4SX | NIHE Landlord Services 10-16 Hill Street Belfast BT1 2LA |
| Z/2014/0693/A | PVC mesh banner (temporary consent - 18 months) | College Court King Street Belfast BT1 6BF | 09/01/2015 | Fernhill Ltd c/o agent | TSA Planning 29 Linenhall Street Belfast BT2 8AB |

Streamlined Planning Applications Decisions Issued

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| Reference Number | Proposal | Location | Date Decision Issued | Applicant | Agent |
|------------------|---|---|----------------------|--|--|
| Z/2014/1047/F | Proposed townhouse development incorporating 3no units | 16-20 Candahar Street Belfast BT7 3AQ | 09/01/2015 | Aidan Rice c/o agent | Hillen Architects Limited 87 Central Promenade Newcastle BT33 0HH |
| Z/2014/1394/F | Single storey rear extension and alterations | 27 Rathmore Avenue Finaghy Belfast BT10 0FT | 09/01/2015 | Ruth Billimore 27 Rathmore Avenue Finaghy Belfast BT10 0FT | GI Martin Architects 58 Dunmurry Lane Belfast BT17 9JR |
| Z/2014/1527/F | 2 storey rear/side extension roofspace conversion/ extension | 142 Ardenlee Avenue Belfast | 09/01/2015 | Karen And Mark Scott 142 Ardenlee Avenue Belfast | Reality Architects 16 Demesne Park Hollywood BT18 9NE |
| Z/2014/0862/F | Application to vary condition 11 on approval Z/2010/1468/ to substitute approved splay 2.4m x 33m visibility splays with 2.0m x33m to the left on exit and 2.0m and tangent to the right on exit. | Site to the rear of 99-115 Connsbrook Avenue Strandtown Belfast BT4 1JX | 12/01/2015 | Jm and ME Pedlow c/o agent | Lisbane Consultants Ltd Office 31 Banbridge Enterprise Centre Banbridge BT32 3QD |
| Z/2014/1072/F | Erection of first floor extension to rear of dwelling and external roof alterations to existing dormer window. | 13 Ladybrook Crescent Finaghy Belfast BT11 9ES | 12/01/2015 | Christy Friel 13 Ladybrook Crescent Finaghy Belfast BT11 9ES | Alan Gregg 32 Carolhill Drive BT4 2FT |

Streamlined Planning Applications Decisions Issued

Decision Issued From: 01/12/2014 To: 29/01/2015

| Reference Number | Proposal | Location | Date Decision Issued | Applicant | Agent |
|------------------|---|---|----------------------|---|--|
| Z/2014/1178/F | Change of use from office accommodation to a dental practice | Rathgar House 1st floor 2 Rathgar Street Belfast BT9 7GD | 12/01/2015 | not provided | JAM Architects 35 Ravensdene Park Belfast BT6 0DA |
| Z/2014/1335/A | 1no pole mounted sign | Approx. 20m to east of 303 Airport Road West Belfast BT3 9ED | 12/01/2015 | The RSPB NIHQ Belvoir Park Forest Belvoir Drive Belfast BT8 7QT | |
| Z/2014/1430/F | Erection of second floor balcony to side elevation of existing building. | 25-41 Botanic Avenue Belfast BT7 1JG | 12/01/2015 | Hazeldene Enterprises Ltd | Ian H Foster 28 Station Road Bangor BT19 1HD |
| Z/2014/1516/F | Single storey extension to rear of dwelling to allow for kitchen enlargement and the provision of a garden room | 121 Somerton Road Belfast BT15 4DH | 12/01/2015 | Mr & Mrs McBride 121 Somerton Road Belfast BT15 4DH | |
| Z/2014/1386/A | 2 no name plaques | 1st Floor and ground floor entrance Middleton Building 10/12 High Street Belfast BT12BA | 13/01/2015 | Manpower UK Limited Capital Court Windsor Street Uxbridge UB8 1AB | Marchmount Chartered Surveyors 22/23 Princes Street London W18 2LU |

Streamlined Planning Applications Decisions Issued

Decision Issued From: 01/12/2014 To: 29/01/2015

| Reference Number | Proposal | Location | Date Decision Issued | Applicant | Agent |
|------------------|--|---|----------------------|---|--|
| Z/2014/1445/A | Shop front signage | Units u/g 26-28 Victoria Square Shopping Centre Ann Street Belfast BT14EB | 13/01/2015 | Yo! Sushi 95 Farringdon Road London EC1R 3BT | DGA Architects Ltd 125 Belle Vue Road Shrewsbury SY3 7NJ |
| Z/2014/1560/F | Extension to 1st floor rear of building and alterations to driveway | 52 Upper Cavehill Road Belfast BT15 5FB | 13/01/2015 | Mrs T Gilleece 52 Upper cavehill Road Belfast BT15 5FB | Castleton Design Services 244 Woodstock Road Belfast BT6 9DL |
| Z/2013/0182/F | Outside playarea with slides, climbing frames, sand & water boxes, soft play surface, seating area, tunnel net and timber fence (amended description). | 143 Northumberland Street Parks Townland Belfast BT13 2JF | 14/01/2015 | New Life City Church City Life Centre Belfast BT13 2JF | |
| Z/2014/0109/F | Demolition of garage and erection of 2 storey, 3 bedroom, detached dwelling. | Site adjacent to 43 Elgin Street Belfast BT7 3AG | 14/01/2015 | Gilzean Properties Ltd Belfast Mills Percy Street Belfast BT13 2HW | Design & Management 2 Bellsbridge Office Park 100 Ladas Drive Belfast BT6 9FH |
| Z/2014/1565/LBC | Internal alterations to Monico bar public house and vacant 2nd floor unit and amalgamation of same to provide an extension to Monico bar public house | 17 Lombard Street Belfast BT1 1RB | 14/01/2015 | Fisherwick Inns Ltd | Michael Burroughs Associates 33 Shore Road Holywood BT18 9HX |

Streamlined Planning Applications Decisions Issued

Decision Issued From: 01/12/2014 To: 29/01/2015

| Reference Number | Proposal | Location | Date Decision Issued | Applicant | Agent |
|------------------|--|---|----------------------|--|--|
| Z/2014/1587/F | Internal alterations to monico bar public house and vacant 2nd floor unit and amalgamation of same to provide an extension to monico bar public house | 17 Lombard Street belfast BT1 1RB | 14/01/2015 | Fisherwick Inns LTD | Michael Burroughs Associates 33 Shore Road Holywood BT18 9HX |
| Z/2014/1607/F | Demolition of existing perimeter fencing, erection of new boundary wall and screening | Prison Service Development Unit Landscape Terrace Crumlin Road Belfast BT14 6AD | 14/01/2015 | Northern Ireland Prison Service- Headquarters Dundonald House Upper Newtownards Road Belfast BT14 6AD | JNP Architects 2nd Floor Alfred House 21 Alfred Street Belfast BT2 8ED |
| Z/2014/0668/F | Change of use of ground and first floor retail unit to a restaurant to include relocation of existing air conditioning units and installation of extract flue to roof level on rear elevation (Additional Information) | 597-599 Lisburn Road Belfast BT9 7GS | 15/01/2015 | Maclex LLP | Coogan & Company Architects Ltd 144 Upper Lisburn Road Finaghy Belfast BT10 0BG |
| Z/2014/0802/F | Proposed new dwelling and garage | "Ben Madigan" Antrim Road 60m north of 9 Ben Madigan Heights | 15/01/2015 | Hugh and Paula Griffin 19 Tobar Glen Newtownabbey BT36 6UG | Arca Design 5 Highgate Manor Mallusk Newtownabbey BT36 4WG |

Streamlined Planning Applications Decisions Issued

Decision Issued From: 01/12/2014 To: 29/01/2015

| Reference Number | Proposal | Location | Date Decision Issued | Applicant | Agent |
|------------------|--|---|----------------------|---|--|
| Z/2014/1269/F | Conversion of 9th floor from existing staff accommodation to 3no self contained apartments. No changes to the external appearance of the building | 9th Floor Block B 38-52 Lisburn Road Belfast BT9 6AA | 15/01/2015 | Helm Housing Association 38-52 Lisburn Road Belfast BT9 6AA | JNP Architects 21 Alfred Street Belfast BT2 8ED |
| Z/2014/0518/LBC | 22 Classroom extensions and refurbishment of existing primary school building to meet current educational standards. Improved site access including widening of North Road access and car parking (revised proposal) | Strandtown Primary School 177 North Road Belfast BT4 3DJ | 21/01/2015 | Belfast Education & Library Board 40 Academy Street Belfast BT1 2NQ | Todd Architects Titanic House 6 Queens road Belfast BT3 9DT |
| Z/2014/1056/F | Current security HQ building to be demolished to create parking area for Dundonald House | Dundonald House Stoney Road Stormont Estate Belfast BT4 3SU | 23/01/2015 | Inez Mawhinney Clare House 303 Airport Road West Belfast BT3 9ED | |
| Z/2014/1391/F | Change of Use of unit from optician sales (A1) to insurance sales (A2). | Unit 2 248-266 Upper Newtownards Road Belfast BT4 3EU | 23/01/2015 | Axa Insurance Unit 2 248-266 Upper Newtownards Road Belfast BT4 3EU | 687 Shore Road Whiteabbey BT37 0ST |

Streamlined Planning Applications Decisions Issued

Decision Issued From: 01/12/2014 To: 29/01/2015

| Reference Number | Proposal | Location | Date Decision Issued | Applicant | Agent |
|------------------|---|---|----------------------|---|--|
| Z/2014/1474/F | Single storey rear extension. | 2 Cherryhill Malone Belfast BT9 | 23/01/2015 | Barry McKenna 2 Cherryhill Malone Belfast BT9 | Mark Kelly 4 Orby Grange Belfast BT5 5PR |
| Z/2014/0955/F | Retrospective application for roofspace conversion to bedroom with rooflight | 20 Glenburn Park Belfast BT14 6TF | 26/01/2015 | Caroline Clarke c/o agent | JWA Design 1 Bramble Grove Newtownabbey BT37 0GE |
| Z/2014/1101/F | External facade alterations, revised customer parking/display layouts- with single storey extension to car showroom | 62 Boucher Road Balmoral Belfast BT12 6LR | 26/01/2015 | Charles Hurst LTD 62 Boucher Road Balmoral Belfast BT12 6LR | Taylor Design Architects 30 Manchester Road Wilmslow Cheshire SK9 1BG |
| Z/2014/1137/F | Two-storey extension to rear of dwelling. | 77 Seaview Drive Belfast BT15 3ND | 26/01/2015 | Mr and Mrs Armstrong 77 Seaview Drive Belfast BT15 3ND | John Stewart 19 Bells Hill Limavady BT49 0DQ |
| Z/2014/0953/F | Temporary mobile girls and boys toilets and temporary mobile classrooms | 5-17 Cliftonville Road and 24 and 32 Cliftonville Road Belfast BT14 6JL | 28/01/2015 | Board of Governors Belfast Royal Academy 7 Cliftonville Road Belfast BT14 6JL | Samuel Stevenson and Sons 4 Greenwood Avenue Belfast BT4 3HR |

Streamlined Planning Applications Decisions Issued

Decision Issued From: 01/12/2014 To: 29/01/2015

| Reference Number | Proposal | Location | Date Decision Issued | Applicant | Agent |
|------------------|--|---|----------------------|--|---|
| Z/2014/1149/F | Change of use of part of existing office area (first floor) to allow 1 on 1 supervised fitness training (no heavy equipment) | 33A Belmont Road Belfast BT4 2AA | 28/01/2015 | Chris Davidson 47 Grand Parade Belfast BT5 5HG | Jeff McFerran Vision Property 8 Grand Parade Belfast BT5 5HH |
| Z/2014/1179/F | Erection of dormer window to rear of dwelling. | 28 Oakman Street Belfast BT12 7BP | 28/01/2015 | Majella O'Lean 28 Oakman Street Belfast BT12 7BP | |
| Z/2014/1296/F | Ground floor single storey extension to the rear. | 14 Twaddell Avenue Belfast BT13 3LE | 28/01/2015 | NIHE | NIHE Property Services (Design) 10-16 Hill Street Belfast BT12LA |
| Z/2014/1317/A | Shop front sign | Unit 8 Boucher Retail Park Boucher Road Belfast BT12 7HU | 28/01/2015 | Poundland Wellmans Road Willenhall West Midlands WU133Q7 | Wayne Storey Associates 46 Strand Avenue Holywood |
| Z/2014/1533/LBC | Amalgamation of 1 Donegall Place/2-16 Castle Street with 3-7 Donegall Place including external and internal alterations (amended description). | 1-7 Donegall Place and 2-16 Castle Street Belfast BT15AA | 28/01/2015 | Miss Angie Palomares 120 Regent Street London W1B5FE | Mr Tavis Wright 17-19 Lever Street London EC1V3QU |
| Z/2014/1540/F | Amalgamation of 1 Donegall Place/2-16 Castle Street with 3-7 Donegall Place including external and internal alterations (amended description). | 1-7 Donegall Place and 2-16 Castle Street Belfast BT15AA | 28/01/2015 | Miss Angie Palomares 120 Regent Street London W1B5FE | Mr Tavis Wright 17-19 Lever Street London EC1V3QV |

Streamlined Planning Applications Decisions Issued

Decision Issued From: 01/12/2014 To: 29/01/2015

| Reference Number | Proposal | Location | Date Decision Issued | Applicant | Agent |
|------------------|---|--|----------------------|---|--|
| Z/2014/1545/F | Rear dormer construction (NE facing) | 106 Sydenham Avenue Belfast | 28/01/2015 | Mr David Browne | Techniplan Design Ltd 40 Mount Merrion Park Belfast BT6 0GB |
| Z/2014/1181/F | Single storey rear extension. | 50 River Terrace Belfast BT7 2EN | 29/01/2015 | Northern Ireland Housing Executive 10-16 Hill Street Belfast BT1 2LA | NIHE Landlord Services Design Group 10-16 Hill Street Belfast BT1 2LA |
| Z/2014/1356/F | Proposed single storey rear extension | 7 Schomberg Avenue Ballycloghan Belfast BT4 2JR | 29/01/2015 | Graham 7 Schomberg Avenue Ballycloghan Belfast BT4 2JR | Extended Living By Gilbert Ash 47 Boucher Road Belfast BT12 6HR |
| Z/2014/1594/F | 1st floor rear extension to provide bedroom and en suite over ex kitchen. new bathroom window to 1st floor gable wall | 24 Cricklewood Park Belfast BT9 5GW | 29/01/2015 | M McGranaghan | Robert Bryson 18 Gransha Park Belfast BT11 8AU |
| Z/2014/1612/F | 2 storey side extension and front canopy | 7 Green Road Belfast BT5 6JA | 29/01/2015 | Stephen Reid 7 Green Road Belfast BT5 6JA | David Burgess 24 Templeburn Road Crossgar Downpatrick BT30 9NG |



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

Council Belfast**Date 05/02/2015**

| | | | | |
|------------------------|---|--------------------|--|----------------------|
| ITEM NO | D1 | | | |
| APPLIC NO | Z/2012/1330/F | Full | DATE VALID | 28/11/2012 |
| DOE OPINION | APPROVAL | | | |
| APPLICANT | Carncastle Properties Ltd 24 Main Street Hilltown BT34 5UH | AGENT | Macrae Hanlon Spence Architects 2 Bellsbridge Office Park 100 Ladas Drive Belfast BT6 9FH 028 9046 9669 | |
| LOCATION | Site between nos 135 & 143 Upper Springfield Road Belfast (site of Mourneview Pub - now demolished) BT17 0LU | | | |
| PROPOSAL | Erection of 15 no 2 storey dwellings and 4 no 2 bedroom apartments and associated siteworks | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 4 | 0 | 1 | 0 |
| | | | Addresses | Signatures |
| | | | 26 | 34 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |



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

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|------------------------|---|--------------------|----------------------|--|
| ITEM NO | D2 | | | |
| APPLIC NO | Z/2013/0923/F | Full | DATE VALID | 20/08/2013 |
| DOE OPINION | APPROVAL | | | |
| APPLICANT | EMC Properties NI Ltd c/o agent | | AGENT | Bryson Architecture 18 Gransha Park Belfast BT11 8AU 02890 800419 |
| LOCATION | 39-41 Falls Road Belfast BT12 4PD | | | |
| PROPOSAL | Proposed new shop and apartment development (1 no retail unit and 11 no apartments) | | | |
| 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

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|------------------------|--|--------------------|----------------------|--|
| ITEM NO | D3 | | | |
| APPLIC NO | Z/2014/0549/F | Full | DATE VALID | 23/04/2014 |
| DOE OPINION | APPROVAL | | | |
| APPLICANT | PMS (NI) Ltd | | AGENT | Studiorogers LTD 1 Mountsandel Road Coleraine BT52 1JB 028 7032 9090 |
| LOCATION | 420-428 Woodstock Road Belfast BT6 9DR | | | |
| PROPOSAL | Proposed alterations and 2-storey extension to No 420 - 422 Woodstock Road to provide ground floor retail unit and ancillary use, change of 1st floor use to storage and ancillary use and internal alterations at ground floor to existing retail unit No 424 Woodstock Road. (Amended description) | | | |
| 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

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|------------------------|---|--------------------|----------------------|--|
| ITEM NO | D4 | | | |
| APPLIC NO | Z/2014/0663/F | Full | DATE VALID | 20/05/2014 |
| DOE OPINION | APPROVAL | | | |
| APPLICANT | Mr McCusker | | AGENT | JWA Design 1 Bramble Grove Newtownabbey BT37 0GE 07734318868 |
| LOCATION | 18 Sans Souci Park Belfast BT9 5BZ | | | |
| PROPOSAL | Partial demolition of dwelling removing side and rear wall, some internal walls, replacement of both ground and first floor, retention of front facade and roof, 2 storey side and rear extension and driveway width increased to 3.2m wide at entrance (amended plans) | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 6 | 0 | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |



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

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|------------------------|--|--------------------|----------------------|--|
| ITEM NO | D5 | | | |
| APPLIC NO | Z/2014/0679/F | Full | DATE VALID | 22/05/2014 |
| DOE OPINION | REFUSAL | | | |
| APPLICANT | Anvil Point Business Units | | AGENT | Coogan & Co. Architects Ltd 144 Upper Lisburn Road Finaghy Belfast BT10 0BG 028 9030 1130 |
| LOCATION | 86a Tildarg Street Ballymacarret Belfast | | | |
| PROPOSAL | Proposed erection of a single block of 7No. apartments including car parking and landscaping | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 11 | 0 | 2 | 0 |
| | | | Addresses | Signatures |
| | | | 42 | 44 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |

- 1 The proposal is contrary to policy QD1(c) of the Department's Planning Policy Statement 7 in that the proposed development does not include adequate provision for private amenity space.
- 2 The proposal is contrary to policy QD1(h) of the Department's Planning Policy Statement 7: Quality Residential Environments and DCAN 8 in that the proposed dwelling if permitted would pose unacceptable damage to residential amenity through an inappropriate layout which poses dominance, overshadowing and overlooking due to insufficient separation distance.
- 3 The proposal is contrary to Policy QD1(a) of the Department's Planning Policy Statement 7 (Quality Residential Environments) and Policy ATC(1) of the Departments Addendum Planning Policy Statement 6 (Area of Townscape Character) in that the development would, if permitted detract from the local character of this area as its scale, form, proportions and massing are not in sympathy with the characteristic built form of the area and through an inappropriate layout resulting in detrimental backland development.



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

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|------------------------|---|--------------------|-----------------------------|--|
| ITEM NO | D6 | | | |
| APPLIC NO | Z/2014/1139/F | Full | DATE VALID | 28/08/2014 |
| DOE OPINION | APPROVAL | | | |
| APPLICANT | Mr Declan Boyle 39 Dillons Avenue Newtownabbey BT37 0SU | | AGENT | Paul Anderson Chartered Architect Ltd 34 Woodfield Newtownabbey BT37 0ZJ 07736 176 003 |
| LOCATION | 4 Ulsterville Drive Belfast BT9 7BD | | | |
| PROPOSAL | Change of use from a domestic dwelling to a house of multiple occupancy with 4 bedrooms | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 0 | 0 | 0 | 0 |
| | | | Addresses Signatures | Addresses Signatures |
| | | | 0 0 | 0 0 |



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

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|------------------------|---|--------------------|--|----------------------|
| ITEM NO | D7 | | | |
| APPLIC NO | Z/2014/1240/F | Full | DATE VALID | 17/09/2014 |
| DOE OPINION | APPROVAL | | | |
| APPLICANT | Queens University Belfast Estates Directorate Administration Building University Road Belfast BT7 1NN | AGENT | Ostick and Williams Architects 14 Edgewater Road Belfast BT3 9JQ 02890778810 | |
| LOCATION | Queen's University Boat House Lockview Road Belfast BT9 5EJ | | | |
| PROPOSAL | Proposed extension to existing rowing club to provide additional boat storage, installation of new floating pontoon and erection of new 2.4m high site boundary fencing/gates | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 4 | 0 | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |

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Belfast Council

Applications for Planning Permission

and

Applications deferred from previous meetings

05/02/2015



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

Council Belfast

Date 05/02/2015

| | | | | |
|------------------------|--|--------------------|----------------------|--|
| ITEM NO | 1 | | | |
| APPLIC NO | Z/2010/0245/F | Full | DATE VALID | 02/03/2010 |
| DOE OPINION | REFUSAL | | | |
| APPLICANT | Liberante Developments Ltd C/ O Agent | | AGENT | Gregory Architects 4 Crescent Gardens Belfast BT7 1NS 028 9032 6548 |
| LOCATION | 55-71 Ormeau Road, Belfast. BT7 1DY | | | |
| PROPOSAL | 7 storey mixed use development, 83 No. apartments with associated parking at ground and mezzanine level, 5 No. retail units. | | | |
| 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 Planning Policy Statement 1 'General Principles' in that insufficient information has been submitted under Article 7(4) of the Planning (General Development) Order (NI) 1993 (as amended) to enable the Department to fully determine this application.



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

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|------------------------|---|--------------------|----------------------|---|
| ITEM NO | 2 | | | |
| APPLIC NO | Z/2013/1063/F | Full | DATE VALID | 20/09/2013 |
| DOE OPINION | APPROVAL | | | |
| APPLICANT | Larkmeadow Limited 17-19 Dungannon Road Cookstown BT80 8TL | | AGENT | Consarc Design Group LTD The Gas Office 4 Cromac Quay Belfast BT7 2JD 028 9082 8400 |
| LOCATION | 78 College Avenue Belfast BT1 6BU | | | |
| PROPOSAL | Ten storey hotel comprising of 250 bedrooms, meeting rooms with bar and restaurant to ground floor. Nine storey open plan office building with retail on ground floor with underground car parking. | | | |
| 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

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|------------------------|---|--------------------|----------------------|--|
| ITEM NO | 3 | | | |
| APPLIC NO | Z/2013/1187/F | Full | DATE VALID | 16/10/2013 |
| DOE OPINION | REFUSAL | | | |
| APPLICANT | Jagacor Partnership c/o agent | | AGENT | Rush and Company Limited 7 Upper Malone Road Belfast BT9 6TD 02890668669 |
| LOCATION | 73 Dublin Road Belfast BT2 7HF | | | |
| PROPOSAL | Demolition of existing building and erection of a replacement building ground floor retail 1st and 2nd floors apartments (4no x 1 bedroom apartments) | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 2 | 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 an unacceptable adverse effect on existing properties by reason of loss of light and overshadowing.



DEPARTMENT OF ENVIRONMENT
PLANNING (NI) ORDER 1991
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|------------------------|---|--------------------|----------------------|---|
| ITEM NO | 4 | | | |
| APPLIC NO | Z/2013/1402/F | Full | DATE VALID | 29/11/2013 |
| DOE OPINION | REFUSAL | | | |
| APPLICANT | Oakland Homes (Antrim Road) LTD | | AGENT | Like Architects 34 Bedford Street Belfast BT2 7FF 028 9027 8000 |
| LOCATION | 151-167 Antrim Road and 12 Halliday's Road Belfast BT15 2GW | | | |
| PROPOSAL | Demolition of existing public house, betting office (bookmaking office) and snooker hall, construction of betting office (bookmaking office), public house, ATM and 31no. apartments (amended description and plans). | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 23 | 0 | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |

- 1 The proposal is contrary to BH 11 of Planning Policy Statement 6: Planning, Archaeology and the Built Environment in that it would, if permitted, affect the setting of nearby listed buildings through inappropriate scale, massing and design.
- 2 The proposal is contrary to Policy QD1 of the Department's Planning Policy Statement 7: Quality residential environments in that in that it would if permitted result in overdevelopment of the site and would cause unacceptable damage to the character and residential amenity of the area through inappropriate scale, form, massing, layout and design and would result in dominance and overshadowing to neighbouring residents.



DEPARTMENT OF ENVIRONMENT
PLANNING (NI) ORDER 1991
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|------------------------|--|--------------------|----------------------|--|
| ITEM NO | 5 | | | |
| APPLIC NO | Z/2014/0099/F | Full | DATE VALID | 27/01/2013 |
| DOE OPINION | REFUSAL | | | |
| APPLICANT | Property Standard Ltd c/o agent | | AGENT | Coogan and Co Architects Ltd 144 Upper Lisburn Road Finaghy Belfast BT10 0BG 90301130 |
| LOCATION | 20a -22 Old Cavehill Road Belfast | | | |
| PROPOSAL | Erection of 9no dwellings comprising of 4no semi-detached and 5no detached, including associated carparking and landscaping (Amended Plans Received). | | | |
| 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 in that it would if permitted result in overdevelopment of the site and would cause unacceptable damage to the character, environmental quality and residential amenity of the area through inappropriate layout and and would result in overlooking and loss of privacy to prospective residents.



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

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|------------------------|---|--------------------|----------------------|---|
| ITEM NO | 6 | | | |
| APPLIC NO | Z/2014/0363/F | Full | DATE VALID | 14/03/2014 |
| DOE OPINION | APPROVAL | | | |
| APPLICANT | Calla House Ltd c/o agent | | AGENT | Fitzgerald And Hannah Architects 250 Ravenhill Road Belfast BT6 8GJ 07967379366 |
| LOCATION | First Floor 703 Lisburn Road Belfast | | | |
| PROPOSAL | Change of use from restaurant to provide extension to existing adjacent bar premises, partial removal of roof to rear of premises to provide first floor terrace and external alterations to building. (Amended Plans). | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 10 | 0 | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |



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

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| ITEM NO | 7 | | | |
| APPLIC NO | Z/2014/0645/F | Full | DATE VALID | 15/05/2014 |
| DOE OPINION | REFUSAL | | | |
| APPLICANT | Yui Ming Law 17 Holywod Road Belfast BT4 3BA | | AGENT | Abs Services 22 Backaderry Road Leitrim Castlewellan BT31 9SL 07971817880 |
| LOCATION | 19 Holywood Road Belfast BT4 3BA | | | |
| PROPOSAL | Change of use from vacant shop to hot food takeaway. | | | |
| 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 PPS 1 'General Principles', Development Control Advice Note 4 'Restaurants, Cafes and Fast Food Outlets' in that the use would, if permitted, harm the living conditions of the flat above and neighbouring residential properties through noise, nuisance, odour and general disturbance resulting in a loss of residential amenity.
- 2 The proposal is contrary to AMP 7 of PPS 3 (Car Parking and Servicing Arrangements) in that the applicant has failed to demonstrate an acceptable arrangement for safely accommodating the parking of vehicles that would be attracted to the site.



DEPARTMENT OF ENVIRONMENT
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|------------------------|---|--------------------|----------------------|---|
| ITEM NO | 8 | | | |
| APPLIC NO | Z/2014/0675/F | Full | DATE VALID | 21/05/2014 |
| DOE OPINION | REFUSAL | | | |
| APPLICANT | Excel Glass Ltd Musgrave Park Industrial Estate 32 Stockman's Way Belfast BT9 7ET | | AGENT | Hawthorne associates 3 The Beeches Grove Road Ballynahinch BT24 8RA 028 9756 1488 |
| LOCATION | Musgrave Park Industrial Estate 32 Stockman's Way Belfast BT9 7ET | | | |
| PROPOSAL | Proposed warehouse extension for the storage of a new range of low emissivity glass, in conjunction with additional vehicular parking, additional hardstanding area extension and approximately 60m of culverting extension to the Woodland River. | | | |
| 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 the Department's Planning Policy Statement 2, Planning and Nature Conservation Policy NH5 in that the development, if permitted would result in the unacceptable adverse impact on and damage to the Woodland river corridor. | | | |
| 2 | The proposal is contrary to the Department's Planning Policy Statement 4, Industrial Development and Planning Policy Statement 24 Draft Economic Considerations PED 9 in that the development, if permitted would adversely impact upon features of natural heritage and not assist with the promotion of biodiversity. | | | |
| 3 | The proposal is contrary to the Department's Planning Policy Statement Planning and Flood Risk FLD 1 4 in that in has not been demonstrated that there is no practicable alternative to the culverting of the Woodlands River. | | | |



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

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|------------------------|--|--------------------|----------------------|--|
| ITEM NO | 9 | | | |
| APPLIC NO | Z/2014/0703/F | Full | DATE VALID | 28/05/2014 |
| DOE OPINION | APPROVAL | | | |
| APPLICANT | Department for Social Development | | AGENT | URS Beechill House Beechill Road Belfast BT8 7RP 028 9070 8429 |
| LOCATION | Junctions between Cavehill Road and Sunningdale Park Cooldarragh Park and Henderson Avenue Properties 126-144 and 251 Cavehill Road Belfast BT15 5BU | | | |
| PROPOSAL | Resurfacing of existing footpaths, reconfiguration of private parking area, 10m high lighting columns, plinth wall and furniture. Shop frontage improvements to existing shop units. | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 0 | 0 | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |



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PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

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|------------------------|--|--------------------|----------------------|--|
| ITEM NO | 10 | | | |
| APPLIC NO | Z/2014/0725/F | Full | DATE VALID | 30/05/2014 |
| DOE OPINION | APPROVAL | | | |
| APPLICANT | Department for Social Development | | AGENT | URS Beechill House Beechill Road Belfast BT8 7RP 028 9070 8429 |
| LOCATION | Junction between North Circular Road and Cavehill Road and continuing to the junction between Cavehill Road and Shandarra Park Skegoneill Belfast BT15 5RY | | | |
| PROPOSAL | Resurfacing of existing footpaths and private areas, installation of 10m high lighting columns and street furniture. Shop frontage improvements to existing shop units | | | |
| 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

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|------------------------|---|--------------------|----------------------|--|
| ITEM NO | 11 | | | |
| APPLIC NO | Z/2014/0726/F | Full | DATE VALID | 30/05/2014 |
| DOE OPINION | APPROVAL | | | |
| APPLICANT | Department for Social Development | | AGENT | URS Beechill House Beechill Road Belfast BT8 7RP 02890708429 |
| LOCATION | Lands opposite 152-178 and 275-307 Cavehill Road Belfast Co Antrim BT15 5FJ | | | |
| PROPOSAL | Resurfacing of existing footpaths and private areas, installation of street trees, 10m high lighting columns, plinth wall and furniture. Shop frontage improvements to existing shop units. | | | |
| 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

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|------------------------|---|--------------------------------------|----------------------|--|
| ITEM NO | 12 | | | |
| APPLIC NO | Z/2014/0792/F | Full | DATE VALID | 13/06/2014 |
| DOE OPINION | REFUSAL | | | |
| APPLICANT | Stephen Culshaw | 79 Fruithill Park Belfast BT11 | AGENT | Kevin Fennell Design 2a Dorchester Park Belfast BT9 6RH 077 7442 0858 |
| LOCATION | 79 Fruithill Park Belfast BT11 | | | |
| PROPOSAL | Two-storey extension to side/rear of dwelling with retrospective alterations consisting of front boundary walls, fencing and gates. | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 2 | 0 | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |

- 1 The design of the proposed extension would, if permitted, be out of keeping with the general appearance of the existing streetscape by reasons of its height, design and appearance. The proposal is visually obtrusive and is contrary to Planning Policy Statement 1, General Principles, in that it will cause demonstrable harm to the character of this residential area by setting an unacceptable precedent for this type of extension in the area.
- 2 The proposal is contrary to Policy EXT 1 Part (A) of the Addendum to Planning Policy Statement 7: Residential Extensions and Alterations in that the proposed extension, if permitted, would harm the character and appearance of the dwelling and the immediate area due to its inappropriate scale, design and massing. If permitted, the proposal would also set a precedent for further such inappropriate development of this type within the locality resulting in a detrimental impact to visual amenity.
- 3 The proposal is contrary to the Addendum to Planning Policy Statement 7 'Residential Extensions and Alterations' Policy EXT1 part (B) in that the extension would have a detrimental impact on residential amenity of neighbouring property at No. 81 Fruithill park due to an overbearing affect and subsequent loss of residential amenity to the existing side kitchen window.
- 4 The proposed retrospective wall is contrary to Policy EXT 1 Part (A) of the Addendum to Planning Policy Statement 7: Residential Extensions and Alterations in that the proposed wall, if permitted, would harm the character and appearance of the dwelling and the immediate area due to inappropriate materials which are not in conformity with the existing dwelling. If permitted, the proposal wall would set a precedent for further such inappropriate development of this type within the locality resulting in a detrimental impact to visual amenity.



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

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|------------------------|--|--------------------|-----------------------------|---|
| ITEM NO | 13 | | | |
| APPLIC NO | Z/2014/0876/F | Full | DATE VALID | 27/06/2014 |
| DOE OPINION | REFUSAL | | | |
| APPLICANT | Mr G Yates c/o Agent | | AGENT | Donaldson Planning 50a High Street Holywood BT18 9AE 028 9042 3320 |
| LOCATION | 156-158 Ballysillan Road Old Park Belfast BT14 7QR | | | |
| PROPOSAL | Erection of two storey building containing ground floor pharmacy with healthcare professional's office on first floor (amendment to single storey building approved under Z/2011/0896/F) | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 0 | 0 | 0 | 0 |
| | | | Addresses Signatures | Addresses Signatures |
| | | | 0 0 | 0 0 |

- 1 The proposal is contrary to Planning Policy Statement 1: General Principles in that in that it would if permitted result in demonstrable harm to the interests of residential amenity of the area through dominance.



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

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|------------------------|--|--------------------|----------------------|---|
| ITEM NO | 14 | | | |
| APPLIC NO | Z/2014/0913/F | Full | DATE VALID | 03/07/2014 |
| DOE OPINION | APPROVAL | | | |
| APPLICANT | Hastings Hotels 1066 House Upper Newtownards Road Belfast BT4 3LP | | AGENT | Noteman McKee Architects 60 Malone Road Belfast BT9 5BT 90666006 |
| LOCATION | The Stormont Hotel Upper Newtownards Road Belfast BT4 3LP | | | |
| PROPOSAL | Demolish house at 14A Castlevue Road, alter and improve entrance with new entrance wall and extend hotel car park. | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 7 | 0 | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |



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

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|------------------------|--|--------------------|----------------------|--|
| ITEM NO | 15 | | | |
| APPLIC NO | Z/2014/1013/F | Full | DATE VALID | 31/07/2014 |
| DOE OPINION | REFUSAL | | | |
| APPLICANT | Mr Chris Hawthorne 9 Irwin Crescent Belfast BT4 3AQ | | AGENT | A S Whiteman Architects BT3 Business Centre 10 Dargan Crescent Belfast BT3 9JP 07900494730 |
| LOCATION | 178 Upper Newtownards Road Belfast BT4 3ES | | | |
| PROPOSAL | Change of use from residential to linguistic training centre | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 0 | 0 | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |

- 1 The proposal would, if permitted, have a detrimental impact on the character and appearance of the area by the introduction of a non-residential use in a residential area which could set a precedent for similar developments in the future.
- 2 The proposal is contrary to Planning Policy Statement 1, General Principles in that the use would, if permitted, harm the living conditions of the neighbouring residential properties through noise, nuisance and general disturbance resulting in a loss of residential amenity.



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

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|------------------------|---|--------------------|-----------------------------|---|
| ITEM NO | 16 | | | |
| APPLIC NO | Z/2014/1063/F | Full | DATE VALID | 11/08/2014 |
| DOE OPINION | APPROVAL | | | |
| APPLICANT | Sota Developments 17 Purdysburn Hill Belfast BT8 8JY | | AGENT | R E Quinn Architects Limited 14 Princes Street Dromore Co Down BT25 1AY 028 9269 8424 |
| LOCATION | 73 Castlehill Road Belfast BT4 3GP | | | |
| PROPOSAL | Change of House Type to previously approved residential development (Z/2012/1036/F) of 2 no. three storey detached dwellings (Amended discription). | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 1 | 0 | 0 | 0 |
| | | | Addresses Signatures | Addresses Signatures |
| | | | 0 0 | 0 0 |



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|------------------------|---|--------------------|----------------------|----------------------|
| ITEM NO | 17 | | | |
| APPLIC NO | Z/2014/1192/F | Full | DATE VALID | 09/09/2014 |
| DOE OPINION | REFUSAL | | | |
| APPLICANT | Brian Halliday 18 Castlereagh Road Belfast BT5 5FP | | AGENT | |
| | | | | NA |
| LOCATION | 103 Beersbridge Road Belfast BT5 4RR | | | |
| PROPOSAL | Change of use from ground floor retail unit to 1no. one bedroom apartment with minor alterations to front | | | |
| 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 create a poor living environment for prospective residents through inappropriate layout, poor outlook and lack of natural light, inappropriate design, and fails to provide adequate private amenity space.



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|------------------------|--|--------------------|--|----------------------|
| ITEM NO | 18 | | | |
| APPLIC NO | Z/2014/1207/O | Outline | DATE VALID | 10/09/2014 |
| DOE OPINION | REFUSAL | | | |
| APPLICANT | Garden Lodge Developments Ltd c/o agent | AGENT | Alan Patterson Design LLP 112 Craigdarragh Road Helen's Bay BT19 1UB 02891852582 | |
| LOCATION | Lands adjacent to 392 and 394 Belmont Road Belfast BT4 | | | |
| PROPOSAL | Proposed development of 2no. detached dwellings with garages and all other associated site works | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 2 | 0 | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |
| 1 | The proposal is contrary to the Department's Planning Policy Statement 1, General Principles and Policy COU6, in that the proposal through its scale, siting, and lack of extensive natural and established vegetation will have a significant adverse effect on the quality, character and features of interest in Areas of High Scenic Value. | | | |
| 2 | The proposal is contrary to the Department's PPS 1, General Principles, and PPS 21 Policy CTY13 - Integration and Design of Buildings in the Countryside (criterion a, b and c), and Policy CTY14 – Rural Character (criterion a and b) in that the proposal would be unduly prominent, lacks long established natural boundaries, and will require significant use of new landscaping to provide integration. Consequently the proposal will have a detrimental impact on the rural character of this area through a suburban style of development. | | | |
| 3 | The proposal is contrary to the Department's Planning Policy Statement 1, General Principles and Policy CTY15 Planning Policy Statement 21, in that the proposal would have a detrimental impact on the setting of the settlement of Belfast and would represent an extension of the urban environment into the countryside, diluting the distinction between town and country. | | | |



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|------------------------|---|--------------------|----------------------|----------------------|
| ITEM NO | 19 | | | |
| APPLIC NO | Z/2014/1213/F | Full | DATE VALID | 12/09/2014 |
| DOE OPINION | REFUSAL | | | |
| APPLICANT | James Ferguson 6 Burmah Street BT7 3AN | | AGENT | |
| | | | | NA |
| LOCATION | 6 Burmah Street Belfast BT7 3AN | | | |
| PROPOSAL | Dormer to front of dwelling (retrospective) | | | |
| 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 ATC 2 of the Department's Addendum to Planning Policy Statement 6: Areas of Townscape Character in that the site lies within the Ormeau ATC (BT 045) and the development would, if permitted, detract from its character, appearance and setting as it is not in sympathy with the characteristic built form of the area, its scale, form, proportions and materials and does not respect the characteristics of adjoining buildings and it would interrupt important views and the architectural unity of the terrace.



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|------------------------|--|--------------------|----------------------|---|
| ITEM NO | 20 | | | |
| APPLIC NO | Z/2014/1255/F | Full | DATE VALID | 22/09/2014 |
| DOE OPINION | APPROVAL | | | |
| APPLICANT | Shandon Park Golf Club 73 Shandon Park Belfast BT5 6NY | | AGENT | Hanna and Hutchinson Consulting Engs 68 Bow Street Lisburn BT28 1AL 028 9260 2475 |
| LOCATION | 73 Shandon Park Shandon Park Golf Club Belfast BT5 6NY | | | |
| PROPOSAL | Culverting of circa 15m of open watercourse between 10th & 16th tees to provide safe vehicular access across the golf course (amended description and plans) | | | |
| 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 the Department's Planning Policy Statement 1 General Principles, Planning Policy Statement 2: Natural Heritage, Policy NH5 and Planning Policy Statement 15, FLD 4, in that culverting of the watercourse would, if permitted, cause demonstrable harm to the wetland habitat within the site and impair the ecological integrity and biodiversity of the watercourse.



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|------------------------|--|--------------------|----------------------|---|
| ITEM NO | 21 | | | |
| APPLIC NO | Z/2014/1292/F | Full | DATE VALID | 26/09/2014 |
| DOE OPINION | APPROVAL | | | |
| APPLICANT | Wee Care 6 Chichester Park South Belfast BT15 5DW | | AGENT | David Mills Architect 109 Corryduff Road Lisburn BT27 6YL 07423 457449 |
| LOCATION | 119 North Road Belfast BT5 5NG | | | |
| PROPOSAL | Retrospective application for the demolition of the coach house/stables and greenhouse, erection of two storey building for offices and store (ancillary to adjacent day care nursery), erection of single storey covered play area and store, and change of use of the yard to outdoor play area. | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 2 | 0 | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |



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|------------------------|---|--------------------|----------------------|--|
| ITEM NO | 22 | | | |
| APPLIC NO | Z/2014/1304/F | Full | DATE VALID | 01/10/2014 |
| DOE OPINION | REFUSAL | | | |
| APPLICANT | L Campbell c/o agent | | AGENT | Robert Gilmour Architects 64 Haypark Avenue Belfast BT7 3FE 07795595434 |
| LOCATION | 100 University Street Belfast BT7 1HE | | | |
| PROPOSAL | Change of use from offices to 5no self contained apartments, retaining the existing primary structure and building envelope | | | |
| 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 the proposal would, if permitted, result in overdevelopment of the site due to inadequate provision of amenity space.



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|------------------------|---|--------------------|----------------------|--|
| ITEM NO | 23 | | | |
| APPLIC NO | Z/2014/1400/F | Full | DATE VALID | 17/10/2014 |
| DOE OPINION | APPROVAL | | | |
| APPLICANT | Mr and Mrs P Poor 7 Sandhill Gardens Belfast BT5 6FF | | AGENT | Gary McKee Architecture 24 Lord Wardens Parade Bangor BT19 1YU 028 9185 7879 |
| LOCATION | 7 Sandhill Gardens Belfast BT5 6FF | | | |
| PROPOSAL | 2 storey rear extension, ground floor side extension, 2 no side windows for utility and bedroom | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 1 | 0 | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |



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|------------------------|---|--------------------|----------------------|---|
| ITEM NO | 24 | | | |
| APPLIC NO | Z/2014/1405/F | Full | DATE VALID | 20/10/2014 |
| DOE OPINION | REFUSAL | | | |
| APPLICANT | Dr Manning and Ms Burns | | AGENT | Consarc Design Group The Gas Office 4 Cromac Quay Belfast BT7 2JD 028 9082 8400 |
| LOCATION | Lands adjacent to 15 Osborne Park Belfast BT9 6JN | | | |
| PROPOSAL | Change of house type to that approved under Z/2012/1162/F | | | |
| 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 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 and scale, 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.



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|------------------------|---|--------------------|----------------------|---|
| ITEM NO | 25 | | | |
| APPLIC NO | Z/2014/1491/F | Full | DATE VALID | 05/11/2014 |
| DOE OPINION | REFUSAL | | | |
| APPLICANT | Oakleetrinity Housing | | AGENT | McGirr Architects 670 Ravenhill Road Belfast BT6 0BZ 028 9064 8880 |
| LOCATION | 263-287 Beersbridge Road Belfast BT5 4RS | | | |
| PROPOSAL | Construction of 10no. dwellings with associated car parking and landscaping | | | |
| 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 the Department's PPS 1 General Principles, PPS 7 Quality Residential Environments (a) and (c), and Development Control Advice Note 8, as it would result in the unacceptable damage to the local character and context and an undesirable living environment due to an unsatisfactory site layout, and inadequate provision of private open space.



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|------------------------|--|--------------------|----------------------|--|
| ITEM NO | 26 | | | |
| APPLIC NO | Z/2014/1507/A | Advertiseme | DATE VALID | 10/11/2014 |
| DOE OPINION | REFUSAL | | | |
| APPLICANT | The Wooden Floor Company | | AGENT | Paul Jenkins 40 Mount Merrion Park Belfast BT6 0GB NA |
| LOCATION | Site opposite 43 Boucher Road Belfast BT7 | | | |
| PROPOSAL | 2 No. self standing billboards | | | |
| 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 AD 1 of Planning Policy Statement 17 'Control of Outdoor Advertisements' in that it would, if permitted, be unduly prominent on the host site and harmful to the visual amenity of the locality by virtue of its scale and position.
- 2 The proposal is contrary to Policy AD 1 of Planning Policy Statement 17 'Control of Outdoor Advertisements' in that it would, if permitted, result in visual clutter when read with existing advertisements in the area. It would also set an undesirable precedent for further similar displays, resulting in a change to the character of the area.



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|------------------------|--|--------------------|----------------------|---|
| ITEM NO | 27 | | | |
| APPLIC NO | Z/2014/1548/F | Full | DATE VALID | 17/11/2014 |
| DOE OPINION | APPROVAL | | | |
| APPLICANT | Rita Orr 161 Barnetts Road Belfast BT5 7BA | | AGENT | Sarah McAuley Architect 96 Orby Drive Belfast BT5 6AG 07847 344821 |
| LOCATION | 161 Barnetts Road Belfast BT5 7BA | | | |
| PROPOSAL | Ground floor side and rear extension to allow for ground floor bedroom | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 1 | 0 | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |



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|------------------------|--|--------------------|---|----------------------|
| ITEM NO | 28 | | | |
| APPLIC NO | Z/2014/1552/F | Full | DATE VALID | 18/11/2014 |
| DOE OPINION | REFUSAL | | | |
| APPLICANT | Mr J McNulty | AGENT | English & Drummond 5 Point Street Larne BT40 1HY 2826 0435 | |
| LOCATION | Site between 32 and 30 Knockdene Park South Belfast BT5 7AB | | | |
| PROPOSAL | New Dwelling (resiting and change of house type from previous approval Z/ 2013/0604/F, with associated access, parking and amenity space (amended address and description) | | | |
| 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 the Department Planning Policy Statement 6 'Planning, Archaeology and the Built Heritage' Policy BH12 and Planning Policy Statement 7 'Quality Residential Environments' Policy QD1 in that the proposal, if permitted, would result in overdevelopment of the site in terms of layout, form and design which would be detrimental to the character and appearance of Knockdene Conservation Area.
- 2 The proposal is contrary to the Department Planning Policy Statement 6 'Planning, Archaeology and the Built Heritage' Policy BH12 and Planning Policy Statement 7 'Quality Residential Environments' Policy QD1, in that it fails to respect the character and landscape features of the site and would, if permitted, harm the health and condition of significant trees and landscape features due to its inappropriate siting and layout.



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|------------------------|--|--------------------|----------------------|--|
| ITEM NO | 29 | | | |
| APPLIC NO | Z/2014/1558/F | Full | DATE VALID | 19/11/2014 |
| DOE OPINION | REFUSAL | | | |
| APPLICANT | Sandra Ardill | | AGENT | Dimensions Chartered Architects 1 Montgomery House 478 Castlereagh Road Belfast BT5 6BQ 028 9070 5965 |
| LOCATION | Apartment 3 Forest House 72 Beech Heights Wellington Square Belfast BT7 3LQ | | | |
| PROPOSAL | Extension to apartment over existing external private balcony (new P1 application form received) | | | |
| 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 the Department's Planning Policy Statement 1 and Planning Policy Statement 7, (Addendum) Residential Extensions and Alterations Policy EXT 1 as the siting and design would not be sympathetic with the built form and appearance of the existing property and would detract from the appearance and character of the surrounding area. The proposal would also have a detrimental impact on the privacy and amenity of the neighbouring residents. The proposal, if permitted, would also set an undesirable precedent for unacceptable development.



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|------------------------|---|--------------------|----------------------|--|
| ITEM NO | 30 | | | |
| APPLIC NO | Z/2014/1579/F | Full | DATE VALID | 20/11/2014 |
| DOE OPINION | REFUSAL | | | |
| APPLICANT | Victoria College (c/o Colin Tenner) 2a Cranmore Park Belfast BT9 6JA | | AGENT | Belfast Education and Library Board 40 Academy Street Belfast 028 9056 4000 |
| LOCATION | Richmond Lodge Campus 85 Malone Road BT9 6SJ | | | |
| PROPOSAL | 1.2m - 3m high fencing to site perimeter boundaries to provide enhanced security. | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 3 | 0 | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |

- 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 setting as its form, height and materials are not in sympathy with the characteristic built form of the area and does not conform with the guidance set out in the Malone Conservation Area document.



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|------------------------|--|--------------------|-----------------------------|--|
| ITEM NO | 31 | | | |
| APPLIC NO | Z/2014/1623/F | Full | DATE VALID | 02/12/2014 |
| DOE OPINION | APPROVAL | | | |
| APPLICANT | Mr P & K R McCauley 5 Orby Mews Belfast BT5 6AN | | AGENT | ARC ID 641A Shore Road Newtownabbey BT37 0ST 028 9543 6330 |
| LOCATION | 5 Orby Mews Belfast BT5 6AN | | | |
| PROPOSAL | 2 storey extension to rear to provide additional kitchen/living & bedroom accomodation | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 1 | 0 | 0 | 0 |
| | | | Addresses Signatures | Addresses Signatures |
| | | | 0 0 | 0 0 |