

# Document Pack

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



28 September 2012

## **MEETING OF TOWN PLANNING COMMITTEE**

Dear Alderman/Councillor,

The above-named Committee will meet in the Lavery Room (Room G05), City Hall on Thursday, 4th October, 2012 at 4.30 pm, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully

PETER McNANEY

Chief Executive

### **AGENDA:**

1. Routine Matters
  - (a) Apologies
  - (b) Minutes
  - (c) Declarations of Interest
2. Routine Correspondence (Pages 1 - 2)
3. Request for Deputations
4. Reports and Correspondence
  - (a) Royal Town Planning Institute: Local Government Planning the Future event  
24 October 2012 (Pages 3 - 4)
  - (b) Historic Buildings Lists (Pages 5 - 12)

5. New Applications (Pages 13 - 32)
6. Streamlined Planning Applications - Decisions Issued (Pages 33 - 44)
7. Deferred Items Still Under Consideration (Pages 45 - 52)
8. Appeal Decisions Notified (Pages 53 - 54)
9. Reconsidered Items (Pages 55 - 56)
10. Schedule of Applications (Pages 57 - 68)

**Town Planning Committee****Thursday 4 October 2012****Routine Correspondence**

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

**Road Service****A55 Knock Road, Belfast widening scheme**

- Environmental Statement: Notice of Intention to Proceed;
- The Trunk Road T14 (A55 Knock Road, Belfast) Order (Northern Ireland) 2012, Statutory Rule; and
- The Private Accesses at A55 Knock Road, Belfast (Stopping-Up) Order (Northern Ireland) 2012, Statutory Rule.

**Department of the Environment – Strategic Planning Division**

**Article 31 – Major Planning Application: proposed development at lands bounded by numbers 31-101 Royal Avenue, Church Street, William Street, Writers Square, numbers 40 to 16 Donegall Street, 2 Waring Street, 1 to 21 Bridge Street, 2 to 18 High Street, 1 to 27 Lombard Street, 33 to 55 Rosemary Street and including North Street and numbers 2 to 14 Lower Garfield Street.**

Further to previous notification and following detailed consideration of the proposal outlined above, the Department of the Environment has decided to issue a Notice of Opinion to Approve this development.

-2-

**Northern Ireland Housing Executive**

**Belfast, Oranmore Drive**

**Extinguishment of Public Right of Way Order No. 1 2010**

Further to previous notification, the above-mentioned extinguishment order was confirmed, without modification, by the Department for Social Development on 24 August 2012.

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



**Belfast City Council**

<b>Report to:</b>	Town Planning Committee
<b>Subject:</b>	<b>Local Government: Planning the Future event 24 October 2012</b>
<b>Date:</b>	Thursday 4 October 2012
<b>Reporting Officer:</b>	
<b>Contact Officer:</b>	Mrs Petra Scarborough, Democratic Services Section (ext 6003)

**Relevant Background Information**

Notification has been received regarding a Royal Town Planning Institute event entitled 'Local Government: Planning the Future', which will take place in the Long Gallery, Stormont on Wednesday 24 October 2012 from 11.00 am until 2.00 pm.

**Key Issues**

2015 will see eleven new Councils in Northern Ireland with planning powers for the first time since 1973. Responsibilities will include the preparation of local development plans, determining the majority of planning applications and taking enforcement action. This event has been designed to consider the implications of this for elected representatives and their relationship with planning officers, colleagues and constituents, and how those involved in planning committees can carry out their duties while building the confidence of the public in the system and their ability to make unbiased and sound planning decisions.

The event, which is being hosted by Simon Hamilton, MLA, will be chaired by Alderman Jim Dillon and speakers will include Minister Attwood, Ross Martin, Policy Director at the Centre for Scottish Public Policy and Colin Haylock, President of the Royal Town Planning Institute.

**Resource Implications**

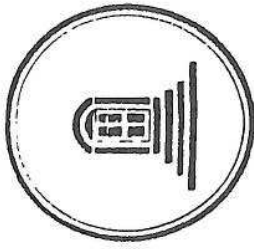
Attendance at the event will be £25.00 per person.

**Recommendations**

It is recommended that the Chair and Deputy Chair of the Committee, together with the Democratic Services Manager, or their nominees, be authorised to attend the event.

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Ref	74930
P&L	Other
Dev	F&R
GR	SPP
ACX	Corp Comm
Referred to	
Seen by CX	
Date	20/9/12
Chief Executive's Office	



**THREE HUNDRED AND TWENTY FOURTH  
LIST OF BUILDINGS OF SPECIAL  
ARCHITECTURAL OR HISTORIC INTEREST  
IN THE CITY OF BELFAST**

Department of the Environment  
Clarence Court  
10-18 Adelaide Street  
BELFAST  
BT2 8GB

Dated 13<sup>TH</sup> September 2012

HISTORIC BUILDINGS LIST NUMBER 3410

NOTE: Further lists relating to this and other Wards in the District may be issued at a future date.

CHIEF EXECUTIVES  
 DEPARTMENT  
 19 SEP 2012  
 BR & BSM  
 REPORT

SCHEDULE

LIST OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST IN THE CITY OF BELFAST

324  
324

Ward: Woodvale

HB Ref. Number	OS Map Numbers 1:2,500 or 1:10,000	Irish Grid Ref.	Building	Date Listed	Grade	Description and Evaluation	Date of Erection
HB26/37/002 C	129-12	J3150 7580	Holy Cross Boys School including perimeter walls and railings 432 Crumlin Road Crumlin Road Belfast BT13 3BX		B1	Single-storey multi bay red-brick and sandstone school of 1913-14 by W.J. Moore. Holy Cross Boys National School is a example of Edwardian Free Style architecture, blending diverse but finely-worked design elements such as a notable pagoda-style entrance, gothic overlights, and gargoyles-like carving. Largely intact both externally and internally it is a prominently located building of undoubted interest both in terms of character and social history. It is a good example of an unusual style and of the building type and its relationship with the neighbouring Holy Cross Church and monastery adds interest.	1900 - 1919



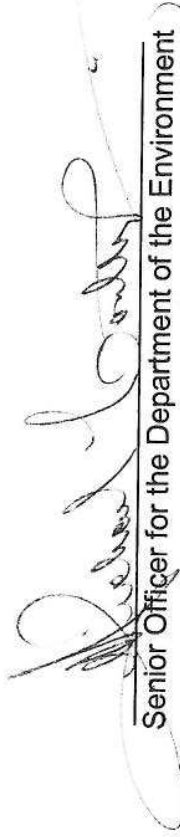
THE PLANNING (NORTHERN IRELAND) ORDER 1991  
STATUTORY LIST OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

WHEREAS

1. by Article 42 of the Planning (Northern Ireland) Order 1991 the Department of the Environment (hereinafter called "the Department") is required to compile lists of buildings of special architectural or historic interest;
2. it appears to the Department that the buildings described in the attached Schedule are buildings of special architectural or historic interest;
3. the Department has consulted with the Historic Buildings Council and Belfast City Council.

NOW THEREFORE the Department in exercise of the powers conferred on it by Article 42 of the Planning (Northern Ireland) Order 1991 and of every other power enabling it in that behalf hereby includes the list of buildings of special architectural or historic interest set out in the schedule.

Dated 13<sup>th</sup> September 2012

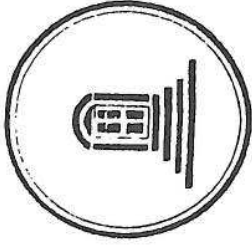


Senior Officer for the Department of the Environment

NOTE Paragraph (7) of the said Article 42 provides that the following shall be treated as part of the listed building:-

- a. any object or structure within the curtilage of the building and fixed to the building;
- b. any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1 October 1973.

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**THREE HUNDRED AND TWENTY FIFTH  
LIST OF BUILDINGS OF SPECIAL  
ARCHITECTURAL OR HISTORIC INTEREST  
IN THE CITY OF BELFAST**

Department of the Environment  
Clarence Court  
10-18 Adelaide Street  
BELFAST  
BT2 8GB

Dated 13<sup>TH</sup> September 2012

HISTORIC BUILDINGS LIST NUMBER 3411

NOTE: Further lists relating to this and other Wards in the District may be issued at a future date.

SCHEDULE

325<sup>th</sup> LIST OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST IN THE CITY OF BELFAST

Ward: New Lodge

HB Ref. Number	OS Map Numbers 1:2,500 or 1:10,000	Irish Grid Ref.	Building	Date Listed	Grade	Description and Evaluation	Date of Erection
HB26/49/008	130/9	J3374 7531	North Queen Street Community Centre 46 Victoria Parade Belfast Co Antrim BT15 2EN		B2	Large single / 1½ storey brick built gabled hall of 1883, with extension of c.1980 to the east side. Originally a gymnasium belonging to a large army barracks complex but now (with the demolition of the rest of the barracks) a community centre. Its detailing is of interest, especially the large octagonal roof light turret and roof structure. A good example in fairly original condition of an unusual building type and of interest for its connection to the Barracks.	1880 - 1899

**THE PLANNING (NORTHERN IRELAND) ORDER 1991**

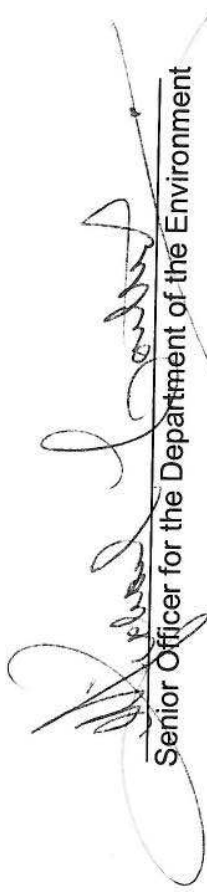
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Dated 13<sup>th</sup> September 2012

  
Senior Officer for the Department of the Environment

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# **Town Planning Committee**

**Thursday 2 October 2012**



**List of planning applications received by the  
Divisional Planning Manager  
for the period from 11 September until 24  
September 2012**

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**Planning Applications deemed valid  
For the Period:-11/09/2012 to 17/09/2012**

**Count : 23**

**Belfast**

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2012/1007/F	Demolition of existing building and development of 5 houses with associated parking	89 Palmerston Road Belfast	Full	04/09/2012	04/09/2012	11/09/2012	Mint properties NI. Ltd	Holiday Ramsey 7 Ean Hill Holywood BT189LQ
Z/2012/1010/F	Proposed alterations to roof pitch to single storey section of rear return including 2m extension to rear return	96 Earlswood Road Belfast BT4 3DZ	Full	05/09/2012	05/09/2012	12/09/2012	Mr & Mrs J Donnelly 96 Earlswood Road Belfast BT4 3DZ	Pyper McLarnon partnership Unit 53 2 Innotec Drive Bangor BT19 7PD
Z/2012/1011/F	Internal alterations, including creation of additional floor space, and external alterations to elevations to include new windows	2 South Parade Belfast BT7 2GP	Full	04/09/2012	04/09/2012	11/09/2012	Keenan Solicitors Ltd	GMR Architects 3 St Judes Avenue Belfast BT7 2GZ
Z/2012/1013/LDE	Taxi Depot	2B Grampain Avenue Belfast BT4 3AB	LD Certificate Existing	06/09/2012	06/09/2012	11/09/2012	Max Cabs 2B Grampain Avenue Belfast BT4 3AB	



**Planning Applications deemed valid  
For the Period:-11/09/2012 to 17/09/2012**

**Count : 23**

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2012/1014/F	Erection of 2 storey rear extension and domestic garage	603 Ormeau Road Belfast BT7 3JB	Full	07/09/2012	07/09/2012	11/09/2012	Mr Neil Smyth 603 Ormeau Road Belfast BT7 3JB	Kennedy Design Chartered Building Surveyors 65 Rocks Chapel Road Belfast BT30 9HN
Z/2012/1016/F	Change of use to house in multiple occupation	32 Brookvale Avenue Towns Park Belfast BT14 6BW	Full	05/09/2012	05/09/2012	11/09/2012	John Comerford Main Street Mountrath Co Laois	
Z/2012/1017/F	Alterations and extension to rear of existing dwelling	48 Wellington Park Belfast BT9	Full	07/09/2012	07/09/2012	11/09/2012	Gareth Macklin 60 Eglantine Avenue Belfast BT9	Derek J White New Inn Cashel Co Tipperary
Z/2012/1018/F	Proposed Nursing Home with associated car parking and landscaping	109 Circular Road Belfast BT4 2GD	Full	07/09/2012	07/09/2012	12/09/2012	Maria Mallaband Care Group	Omni Architects 11 Bridge Street Bangor BT20 5AW

## Planning Applications deemed valid For the Period:-11/09/2012 to 17/09/2012

**Count : 23**

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2012/1019/F	Change of house type - units 18-19 - Minor amendment to foot print - to avoid culverted stream, previously granted planning approval under ref Z/2011/0899/F (Phase 1)	Land to the north of Slieveban Drive Andersonstown Belfast BT11 8HF	Full	07/09/2012	07/09/2012	11/09/2012	Apex (North and West Housing LTD) 10 Butcher Street Londonderry BT48 6HL	Todd Architects 41-43 Hill Street Belfast BT1 2PB
Z/2012/1024/F	Erection of additional storey to rear extension and attic conversion with raised ridge height	164 Ballygomartin Road Belfast BT13 3NF	Full	10/09/2012	10/09/2012	14/09/2012	T Rosbotham 164 Ballygomartin Road Belfast BT13 3NF	Lone Architectural 4 Pellipar Park Dungiven Co Derry BT47 4PB
Z/2012/1025/A	Shop sign	Peugeot Balmoral Centre Boucher Road Belfast BT12 6LR	Advertisement	10/09/2012	10/09/2012	11/09/2012	Peugeot Motor Company PLC Pinley House 2 Sunbeam Way Coventry CV3 1ND	Blaze Maintenance Limited Carlyle House 15 Tonbridge Road Hildenborough TN11 9BH



**Planning Applications deemed valid  
For the Period:-11/09/2012 to 17/09/2012**

**Count : 23**

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2012/1028/F	Proposed 3 arm signalised junction including minor realignment of Castlereagh Road to accommodate a dedicated left and right turn lane from Castlereagh Road with associated modification to car park arrangement, landscaping and wall position lay by facility to front of 193-213 Castlereagh Road and installation of pedestrian crossing facility across access and Castlereagh Road. Approaches including erection of central island and associated works.	Tesco access 160-220 Castlereagh Road and lands fronting store and 193-213 Castlereagh Road Belfast BT5	Full	07/09/2012	07/09/2012	13/09/2012	Tesco Stores LTD	One2One Planning 1 Larkfield Avenue Belfast BT10 0LY



**Planning Applications deemed valid  
For the Period:-11/09/2012 to 17/09/2012**

**Count : 23**

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2012/1029/F	Pedestrian and vehicular traffic improvements to accommodate school amalgamation, incorporating turning circle, alteration of pedestrian entrance to vehicular entrance / exit, palisade and roll top fencing.	St Aidans C B Primary School Whiterock Road Belfast BT12 7FW	Full	10/09/2012	10/09/2012	11/09/2012	Belfast Education & Library Board B.E.L.B 40 Academy Street Belfast BT1 2NQ	
Z/2012/1030/F	Removal of existing garage and erection of single storey rear extension to kitchen and living area	10 Carolhill Park Belfast BT4 2FF	Full	10/09/2012	10/09/2012	13/09/2012	Christine Hutchinson 10 Carolhill Park Belfast BT4 2FF	Mr Charles Scott Dash House 34 Shore Road Holywood BT18 9HX
Z/2012/1031/F	Change of use of vacant office, part of ground floor, to tile showroom.	Studio B1 Carnegie Building 121 Donegall Road Belfast BT12 5JL	Full	10/09/2012	10/09/2012	11/09/2012	Porcellana Tile Studio	Andrew Nesbitt Architects Carnegie Studio Library Hill 121 Donegall Road Belfast BT12 5JL



**Planning Applications deemed valid  
For the Period:-11/09/2012 to 17/09/2012**

**Count : 23**

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2012/1032/A	Wall mounted projecting back lit stainless steel lettering	Rivers Edge 11 Ravenhill Road Belfast BT6 8DD	Advertisement	11/09/2012	11/09/2012	13/09/2012	SSAS Solutions (UK) LTD Rivers Edge 11 Ravenhill Road Belfast BBT6 8DD	Robert Gilmour Architects 64 Haypark Avenue Sunnyside Street Belfast BT7 3FE
Z/2012/1033/F	Proposed demolition of existing garage and store and erection of new 1 and half storey end of terrace townhouse and associated enclosed garden.	19 Castlevue Terrace Belfast	Full	11/09/2012	11/09/2012	13/09/2012	Mrs May Stevenson 19 Castlevue Terrace Belfast	Quarry Design Studio 1 Kensington Gardens Farmhill Road Holywood BT18



**Planning Applications deemed valid  
For the Period:-11/09/2012 to 17/09/2012**

**Count : 23**

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2012/1035/LDP	Internal refurbishment and single storey rear extension to an existing 2 storey brick terraced house. Works include the removal of internal walls at ground floor level to reconfigure the living spaces; extension to the kitchen area in to the external rear yard;re-landscaping of the external terrace from the new extension to the rear wall of the property; internal redecoration of the staircase; refurbishment of the first floor bathroom and reconfiguration of the external soil vent pipe work to suit; replacement of existing oil storage tank and heating system with condensing gas boiler and flue.	14 Rochester Street Belfast BT6 8EU	LD Certificate Proposed	12/09/2012	12/09/2012	17/09/2012	Mrs M Brennan-Hood 2 Chapel View Teconnaught Road Crossgar BT30 8FL	

**Planning Applications deemed valid  
For the Period:-11/09/2012 to 17/09/2012**

**Count : 23**

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2012/1036/F	Proposed residential development of 2 no. 3 storey detached dwellings	73 Castlehill Road Belfast BT4 3GP	Full	12/09/2012	12/09/2012	14/09/2012	NZNI	Site Express 45 Church View Holywood Co Down BT18 9DP
Z/2012/1037/DCA	Demolition and replacement of existing rear returns	Rear of 69 and 71 Eglantine Avenue	Demolition within Conservation Area	12/09/2012	12/09/2012	14/09/2012	Mr S McElroy c/o 67 Eglantine Avenue Belfast BT9 6EW	John McElroy RIBA 72 Osborne Drive Belfast BT9 6LJ
Z/2012/1038/F	Reconfiguration of window glazing to bring forward in line with existing stall riser. New windows to be finished in RAL 6015 Black Olive.	McDonald's Restaurant Ltd 2 / 4 Donegall Place Belfast BT1 5BA	Full	13/09/2012	13/09/2012	14/09/2012	MCDonald's Restaurant Ltd 11-59 High Road East Finchley London N2 8AW	Planware Ltd The Granary 37 Walnut Tree Lane Sudbury Suffolk CO10 1BD
Z/2012/1039/F	Retention of boundary screen fence	49 Deramore Park South Belfast BT9 5JY	Full	13/09/2012	13/09/2012	14/09/2012	B Colgan 49 Deramore Park South Belfast BT9 5JY	





**Planning Applications deemed valid  
For the Period:-11/09/2012 to 17/09/2012**

**Count : 23**

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2012/1040/F	Amendment to wording of Condition 13 of approval Z/2011/1097/F to allow a phased development.	Lands bounded by 1-33 Parkside Gardens to the north east the Limestone Road to the south west Alexandra Avenue to the west and boundary wall along Parkend Street to the south east	Full	12/09/2012	12/09/2012	14/09/2012	Newington and Trinity Housing Associations 300-302 Limestone Road Belfast BT15 3AR	McCartan Muldoon Architects Studio 1 The Marina Centre 135a Shore Road Ballyronan Magherafelt Co. Derry BT45 6JA

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**Planning Applications deemed valid  
For the Period:-18/09/2012 to 24/09/2012**

**Count : 20**

**Belfast**

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2012/1034/F	Mixed use regeneration scheme comprising 487 no. space multi storey car park, 707 square metre retail unit, landscaping and development of loading bay and signalised pedestrian crossing on Frederick Street.	Land at existing DRD surface car park at Frederick Street Belfast BT1 2LW	Full	10/09/2012	10/09/2012	18/09/2012	Department for Social Development	Juno Planning and Environmental LTD 322a Ormeau Road Belfast BT7 2GE
Z/2012/1042/F	Demolition of the existing house and redevelopment of the west corner of the site with a residential development comprising 3 2-bed supported respite flats (amendments to previously approved scheme)	1 Wheatfield Gardens Belfast BT14 7HU	Full	13/09/2012	13/09/2012	19/09/2012	Positive Futures	John Williamson Architects 127 Ballyleson Road Belfast BT8 8JU

**Planning Applications deemed valid  
For the Period:-18/09/2012 to 24/09/2012**

**Count : 20**

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2012/1043/A	1 no projecting sign	McDonalds Restaurant LTD Donegall Place Belfast BT1 5BA	Advertisement	13/09/2012	13/09/2012	19/09/2012	McDonalds Restaurant LTD 11-59 High Road East Finchley London N2 8AW	Planware LTD The Granary 37 Walnut Treet Lane Sudbury CO10 1BD
Z/2012/1044/F	Proposed O2 transmission services cabinet to be mounted on concrete plinth and fitted with new MEAS equipment	O2 Radio Base Station On Road Verge 100m SW Of 15 Sydenham Road Belfast BT13 9DN	Full	13/09/2012	13/09/2012	19/09/2012	Telefonica UK LTD 260 Bath Road Slough SL1 4DX	Taylor Patterson Building A First Floor 89 Holywood Road Belfast BT4 3BD
Z/2012/1045/F	Extension to existing single level car park to provide 19 extra spaces to include 2 disabled spaces	72 Newtownards Road Belfast BT4 1AW	Full	11/09/2012	11/09/2012	18/09/2012	East Belfast Enterprise Park LTD 308 Albertbridge Road Belfast BT5 4GX	The Bridge Studio 6 Kildare Street Strangford BT30 7LJ
Z/2012/1046/F	2 storey rear extension and alterations to dwelling.	3 Mayfield Street Belfast BT9 7HF	Full	14/09/2012	14/09/2012	19/09/2012	Mary McGrath 3 Mayfield Street Belfast BT9 7HF	Rush & Company Limited 7 Upper Malone Road Belfast BT9 6TD



**Planning Applications deemed valid  
For the Period:-18/09/2012 to 24/09/2012**

**Count : 20**

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2012/1050/F	Widening of existing final exit door to provide automated sliding doors to front of property	6 Cromac Place Belfast BT7 2JB	Full	13/09/2012	13/09/2012	20/09/2012	Apex Housing Association 1 Hospital Road Omagh BT79 0AW	JCP Consulting LTD 85-87 Holywood Road Belfast BT4 3BD
Z/2012/1051/F	Proposed 2 storey extension to rear of dwelling	33 Rathcoole Park Belfast	Full	17/09/2012	17/09/2012	19/09/2012	Roisin and David Quinn and Leitch 33 Duncoole Park Belfast	B Dinsmore RIBA 24a Duke Street Warrenpoint BT34 3JY
Z/2012/1052/F	Rear single storey extension to provide facilities for a person with disability	11 Maryville Street Belfast	Full	18/09/2012	18/09/2012	19/09/2012	John Murray c/o NIHE	NIHE Property Services (Design) 10-16 Hill Street Belfast BT1 2LA
Z/2012/1053/F	Single-storey extension to rear of dwelling.	61 Bearnagh Drive Belfast BT11 8HS	Full	17/09/2012	17/09/2012	18/09/2012	John Green 61 Bearnagh Drive Belfast BT11 8HS	Architectural Design and Planning 48 Kirkliston Park Belfast BT5 6ED



**Planning Applications deemed valid  
For the Period:-18/09/2012 to 24/09/2012**

**Count : 20**

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2012/1054/F	New residential development of 10no. 5p/3b 2 storey houses, 17no. 3p/2b 2 storey houses, 2no. 6p/4b 2 storey houses, 1no. 6p/4b 2 storey houses & 8no. 3p/2b apartments with associated carparking	Dunmore Industrial Estate 261 Alexandra Park Avenue Belfast BT15 3GF	Full	17/09/2012	17/09/2012	18/09/2012	Apex Housing Association Ltd 10 Butcher Street Londonderry BT48 6HL	RPP Architects 155-157 Donegall pass Belfast BT7 1DT
Z/2012/1055/F	Change of use from offices to 4no apartments (2no. 4 person and 2no. 5 person)	16a Wellesley Avenue Belfast BT9 6DG	Full	14/09/2012	14/09/2012	19/09/2012	Gavin Clarke for TwentyTwenty Properties Ltd obo The Northern Bank Ltd c/o Osborne King Belfast BT1 5JA	Osborne King The Mero Building 6-9 Donegall Square South Belfast BT1 5JA
Z/2012/1056/F	Proposed replacement garage & first floor storage building.	Lands between 28 & 28B Vara Drive Belfast BT13 3BY	Full	17/09/2012	17/09/2012	20/09/2012	Mr R McMitchell	Hawthorne Associates 2 Beeches Grove Road Spa Ballynahinch BT24 8RA

**Planning Applications deemed valid  
For the Period:-18/09/2012 to 24/09/2012**

**Count : 20**

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2012/1057/F	Change of use from warehouse to private personal training gym and associated facilities	Unit 2 Duncrue Crescent Industrial Estate Duncrue Crescent BT3 9BW	Full	17/09/2012	17/09/2012	19/09/2012	David Henry 90 Burnthill Road Glengormley Newtownabbey BT36 5HF	Macrae Hanlon Spence 2 Bellsbridge Office Park 100 Ladas Drive Belfast BT6 9FH
Z/2012/1058/F	Proposed residential development comprising 23No. houses and 11No. apartments (reduction in dwelling numbers from approved scheme Ref Z/2007/2020/F )	Lands at Nos 12-14 Suffolk Road Belfast BT11 9PE	Full	18/09/2012	18/09/2012	19/09/2012	Carncastle Properties Ltd 24 Main Street Hilltown BT345UH	A L D A Architects 537 Antrim Road Belfast BT15 3BU
Z/2012/1061/F	Change of use to allotments including entrance road, paths and toilets	Site located to the south and west of 1085 Crumlin Road Belfast BT14	Full	19/09/2012	19/09/2012	20/09/2012	J Bates 1080 Crumlin Road Belfast BT14	Affordable Plans Online 22 Dhu Varren Crescent Belfast BT13 3FL
Z/2012/1066/F	Single storey extension to side and rear of dwelling	8 Fernhill Heights Belfast BT13 3PP	Full	20/09/2012	20/09/2012	21/09/2012	Wayne Lothouse 8 Fernhill heights Belfast BT13 3PP	



**Planning Applications deemed valid  
For the Period:-18/09/2012 to 24/09/2012**

**Count : 20**

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2012/1067/LBC	Remedial works to eliminate penetrating and rising damp within the main church building. Raking out & repointing external brickwork with lime mortar, renewal of rainwater goods, repairs to defective valley gutter details, reducing external ground level to perimeter of building and installing surface drainage, repairs to defective internal plaster finishes, repair and ventilation to suspended timber floor structures, internal redecoration	St Stephens Church of Ireland Millfield Belfast BT1 1JS	Listed Building Consent	20/09/2012	20/09/2012	21/09/2012	St Stephens Church of Millfield Belfast BT1 1JS	Durnien.com CS Limited 1 College House City Link Business Park Belfast BT12 4
Z/2012/1068/LBC	Change of use of part of ground floor vacant office to tile showroom and erection of internal partition wall	Studio B1 Carnegie Building 121 Donegall Road Belfast BT12 5JL	Listed Building Consent	10/09/2012	10/09/2012	21/09/2012	Porcellana Tile Studio c/o agent	Andrew Nesbitt Architects Carnegie Studio Library Hill 121 Donegall Road Belfast BT12 5JL



**Planning Applications deemed valid  
For the Period:-18/09/2012 to 24/09/2012**

**Count : 20**

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2012/1069/F	First floor extension to existing building to provide additional classroom, office & ancillary accommodation.	Impact Enterprise (NI) Ltd 16 Lanark Way Belfast BT13 3BH	Full	20/09/2012	20/09/2012	21/09/2012	Impact Enterprise (NI) Ltd 16 Lanark Way Belfast BT13 3BH	Whittaker & Watt Architects 379 Antrim Road Newtownabbey BT36 5EB

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## Streamlined Planning Applications Decisions Issued

Decision Issued From: 12/09/2012 To: 26/09/2012

### Belfast LGD

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2012/0902/F	Erection of single storey extension to rear and alterations to garage.	6 Norwood Avenue Belfast BT4 2EE	12/09/2012	Mr J McClelland 205 Ravenhill Avenue Belfast BT6 8LF	C R Design 25 Glenmor Crescent Carrduff BT8 8HW
Z/2012/0041/F	New sports pavillion	Rathmore Grammar School Kingsway Finaghy Belfast BT10 0LF	13/09/2012	The Trustees of Rathmore Grammar School c/o agent	B39Design 39 Oakland Ave Belfast BT4 3BW
Z/2012/0823/F	Single-storey extension to rear of dwelling.	20 Glencairn Walk Belfast BT13 3TB	13/09/2012	George Cummings 20 Glencairn Walk Belfast BT13 3TB	Paul Jenkins 40 Mount Merrion Park Belfast BT6 0GB
Z/2012/0206/F	Erection of two detached dwellings	2 Strathyre Park Belfast BT10 0AZ	14/09/2012	Kieran and Louise O'Connor 2 Strathyre Park BT10 0AZ	ABS Services NI 26 Backadery Road Leitrim Castlewellan BT31 9SL



## Streamlined Planning Applications Decisions Issued

Decision Issued From: 12/09/2012 To: 26/09/2012

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2012/0609/A	Shop sign and projecting sign	Scottish Provident Building 10 Donegall Square West Belfast BT1 6JH	14/09/2012	Cafe Nero c/o agent	Pragma Planning Scottish Provident Building Belfast BT1 6JH
Z/2012/0624/LBC	Erection of new signage, remove modern partitions and fit out and new shopfront installation.	10 Donegall Square West Belfast BT1 6JH	14/09/2012	Seamus O'Connell Cafe Nero 3 Neal Street London WC2H 9PU	Julian Church & Association Ltd Flat 3 12 Bath Place Worthing BN11 3BA
Z/2012/0709/F	Single storey extension to rear of dwelling.	27 Glenburn Park Belfast BT14 6TF	14/09/2012	Jan and Susan Cunningham 27 Glenburn Park BT14 6TF	Sarah Macauley 96 Orby Drive BT5 6AG
Z/2012/0752/F	New shop design proposal and finishes at ground floor level only (to include removal of existing box canopy)	47-53 (inclusive) High Street Belfast BT1 2AB	14/09/2012	Toals Bookmakers c/ o agent	Gerry Hamill Chartered Architect Studio Two 2 Bingham Street Bangor BT20 5DW
Z/2012/0811/F	Single storey extension to rear of dwelling.	31 Parkmount Road Antrim Road Belfast BT15 4EQ	14/09/2012	Ian Donald 31 Parkmount Road Antrim Road Belfast BT15 4EQ	M F O'Hare & Associates 1 Balmoral Drive Belfast BT9 6PD

## Streamlined Planning Applications Decisions Issued

Decision Issued From: 12/09/2012 To: 26/09/2012

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2012/0836/F	Erection of single storey extension to rear of dwelling	37 Willowvale Avenue Belfast BT11 9JX	14/09/2012	Ann Kelly 37 Willowvale Avenue Belfast BT11 9JX	Architectural Design Partnership 12a Hibernia Street Holywood BT18 9JE
Z/2012/0850/F	Single storey extension to rear	74 Monagh Road Belfast BT11 8EG	14/09/2012	John Magee 74 Monagh Road Belfast BT11 8EU	Mullan Architects 32 Creeslough Park Belfast BT11 9HH
Z/2012/0872/F	Single storey front extension	37 Coolnasilla Park East Belfast 11	14/09/2012	Michael Fegan 37 Coolnasilla Park East Belfast BT11	Kevin Fennell Design 2a Dorchester Park Belfast BT9 6RH
Z/2012/0876/F	Single-storey extension to rear of dwelling and external alterations.	50 Stewartstown Avenue BT11 9GE	14/09/2012	Charlotte McErlean 50 Stewartstown Avenue Belfast BT1 9GE	Aidan Mulholland 25 Cathedral Buildings 64 Donegall Street BT1 2GT
Z/2011/0736/F	Erection of two storey replacement dwelling with own access [amended plans received].	1 New Barnsley Park Belfast BT12 1HE	17/09/2012	Mr & Mrs Ward 1 New Barnsley Belfast BT12 1HE	Martyn Watters 11 Weavershill Mews Belfast BT14 8QN
Z/2012/0274/F	Single storey ground floor extension to rear of dwelling to provide shower room	28 Ponsonby Avenue Belfast	17/09/2012	Mrs M Morgan 28 Ponsonby Avenue Belfast	Paul Jenkins 40 Mount Merrion Park Belfast BT6 0GB

## Streamlined Planning Applications Decisions Issued

Decision Issued From: 12/09/2012 To: 26/09/2012

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2012/0330/F	Single storey portable cabin measuring 6m x 6m to be located on the existing flat roof on the first floor to provide additional office space.	21 Glengall Street Belfast BT12 5AB	17/09/2012	NIHE-The Housing Centre 2 Adelaide Street Belfast BT2 8PB	NIHE Property Services 10-16 Hill Street Belfast BT1 2LA
Z/2012/0341/F	Erection of two storey extension to rear of dwelling	15 Rosetta Parade Belfast BT7 3HJ	17/09/2012	Miss Ziqi Zhou	GMR Architects LTD 3 St Judes Avenue Belfast BT7 2GZ
Z/2012/0354/A	Signage mounted on externals of building - 1 sign above the front entrance, 1 sign on the canopy and 1 sign on each of the side walls	13-15 Sydenham Road Belfast BT3 9DH	17/09/2012	Nislec Partnership 2 Alexander Road Belfast BT6 9HH	Amey Built Environment Lesley Buildings 61 Fountain Street Belfast BT1 5EX
Z/2012/0778/F	Renewal of planning application for ancillary office accommodation for permanent use. This relates only to the white modular building on the site.	Diageo Northern Ireland 58 Boucher Road Belfast BT126HR	17/09/2012	David Elder Diageo Northern Ireland 58 Boucher Road Belfast BT12 6HR	Todd Architects 41-43 Hill Street Belfast BT1 2PB
Z/2011/0840/F	Erection of two storey extension to rear of dwelling, removal of hipped roof and replacement with gable end roof (amended plans received)	73 Knockbreda Park Belfast	18/09/2012	Mr and Mrs Chris Hoo 73 Knockbreda Park Belfast	Andrew Tweedie 81 Old Holywood Road Belfast BT4 2HL

## Streamlined Planning Applications Decisions Issued

Decision Issued From: 12/09/2012 To: 26/09/2012

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2012/0197/F	Alterations to existing front dormer of apartment 7 & 8 on the second floor level	223 Belmont Road Belfast	18/09/2012	Holdarragh Developments c/o agent	Ian Gibson Architect 80 Comber Road Killinchy BT23 6PF
Z/2012/0408/F	Proposal for new high standard, rotisserie-type licensed restaurant with provision for carry out service.	Carroll House No 467 Ormeau Road Belfast BT7 3GR	18/09/2012	E Bradley c/o agent	Martin Walkington Architect 108 Upper Knockbreda Road Belfast BT6 9QB
Z/2012/0429/F	Refurbishment of existing entrance facade	The Roost 46 Church Lane Belfast	18/09/2012	Boyd c/o agent	JWA Design 1 Bramble Grove Newtownabbey BT37 0GE
Z/2012/0607/F	Ground floor shop unit (change of use from office)	99-101 High Street Belfast BT1 2AG	18/09/2012	Sheppard Estates Belfast Ltd 143 Sydenham Avenue Belfast BT4 2DG	Noteman McKee Architects 60 Malone Road Belfast BT9 5BT
Z/2012/0644/F	Loft conversion to form new bedroom and en-suite with dormer window	193 Sandown Road Belfast BT5 6GX	18/09/2012	Mr and Mrs Wallace 193 Sandown Road Belfast BT5 6GX	Ritchie Architects 10 Ormiston Park Belfast BT4 3JT
Z/2012/0747/F	Installation of an ATM machine within front elevation of existing building	Post Office 240 Antrim Road Belfast BT36 7QX	18/09/2012	TMW Security Services 16 Latt Road Newry BT35 6PB	Whittaker And Watt Architects 379 Antrim road Newtownabbey BT36 5EB

## Streamlined Planning Applications Decisions Issued

Decision Issued From: 12/09/2012 To: 26/09/2012

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2012/0860/F	Erection of single storey bedroom and bathroom extension to side of dwelling.	9 Coolnasilla Park West Belfast	18/09/2012	Mr Francis McGleave 9 Coolnasilla Park West Belfast	Ciaran Andrews 17 Drumfad Mill Millisle BT22 2GW
Z/2012/0880/F	Single storey extension to rear	18 Wolfhill Avenue South Belfast BT14 8NU	18/09/2012	B Moore c/o agent	Robert 18 Gransha Park Belfast BT11 8AU
Z/2012/0913/F	Single storey extension to rear of existing dwelling and new ground floor gable window.	110 Lenadoon Avenue Belfast BT11 9HE	18/09/2012	Mrs A McLroy 110 Lenadoon Avenue Belfast BT11 9HE	
Z/2012/0158/LBC	Restoration and repair of existing blocks 1 and 2 including re-roofing, external fabric repairs and new windows. Internal alterations including removal of existing walls and services to provide open plan office accommodation with meeting rooms, WC and tea points and mezzanine to block 2	Blocks 1 and 2 Pump House Thompson Dock Queen's Road Belfast BT3 9DV	19/09/2012	Northern Ireland Service park The Innovation Centre Queens Road Belfast BT3 9DT	Consarc Conservation The Gas Office 4 Cromac Quay Belfast



## Streamlined Planning Applications Decisions Issued

Decision Issued From: 12/09/2012 To: 26/09/2012

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2012/0892/F	Restoration and repair of existing blocks 1&2 including re-roofing external fabric repairs & new windows. Internal alterations including removal of existing walls and services to provide open plan office accommodation with meeting rooms, WC & tea points as well as mezzanine to block 2. New external ramps to block 1 & 2 to provide disabled access.	Thompson Dock Pump House Queens Road Belfast BT3 9DT	19/09/2012	Northern Ireland Science park The Innovation Centre Queens Road Belfast BT3 9DT	Consarc Design group The Gas Office 4 Cromac Quay Belfast BT7 2JD
Z/2012/0900/F	Loft conversion with dormer to rear of dwelling	96 Inishowen Drive Belfast BT10 0EX	19/09/2012	Luke Conway c/o agent	Steven Nugent 27 Loughall Road Armagh BT61 7NX
Z/2012/0402/A	Shop signage above front entrance and to side	Carroll House No 467 Ormeau Road Belfast BT7 3GR	21/09/2012	E Badley c/o agent	Martin Walkington Architect 108 Upper Knockbreds Road Belfast BT6 9QB
Z/2012/0734/A	Individual lettering signage	47-53 High Street Belfast BT1 2AB	21/09/2012	Toals Bookmakers c/ o agent	Gerry Hamill Chartered Architect Studio Two 2 Bingham Street Bangor BT20 5DW



## Streamlined Planning Applications Decisions Issued

Decision Issued From: 12/09/2012 To: 26/09/2012

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2012/0883/F	Single storey rear extension	52 Willesden Park Belfast BT9	21/09/2012	Joseph Quinn 52 Willesden Park Belfast BT9	Kevin Fennell Design 2a Dorchester Park Belfast BT9 6RH
Z/2012/0972/F	Erection of single storey rear shower room extension	54 Willowvale Gardens Belfast BT11 9JW	21/09/2012	Mr & Mrs G Stewart 54 Willowvale Gardens Belfast BT11 9JW	MBA Design Services 52 Lansdowne Park Belfast BT15 4AG
Z/2011/0172/F	Two storey rear extension with ground floor dining and lounge and first floor bedroom and side extension and utility and WC (amended plans).	29 Lansdowne Park Belfast BT15 4AF.	24/09/2012	Donal Gallagher 29 Lansdowne Park Belfast BT15 4AF	
Z/2012/0026/F	Extensions to existing observation room, extended parking area outside of reserve boundary. Improved public access and replacement of 2 two bird hides (Amended proposal)	Belfast Harbour Reserve Airport Road West Belfast BT3 9ED	24/09/2012	Royal Society for Protection of Birds Belvoir Park Forest Belfast BT8 7QT	
Z/2012/0569/F	Retention of patio to rear of dwelling	76 Knockvale Park Belfast BT5 6HJ	24/09/2012	Conor Gillespie 76 Knockvale Park Belfast BT05 6HJ	Dynan Architecture 147 Sandown Road Belfast BT5 6GX

## Streamlined Planning Applications Decisions Issued

Decision Issued From: 12/09/2012 To: 26/09/2012

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2012/0691/F	Proposed single storey sun room extension to rear of existing dwelling	95 Orby Road Belfast BT5 5HP	24/09/2012	Elizabeth McGarvey 95 Orby Road Belfast BT5 5HP	Kenneth Wilson 12 Downshire Road Belfast BT6 9JL
Z/2012/0851/F	Single storey extension to rear & pitched roof to front porch	130 Earlswood Road Belfast BT4 3EB	24/09/2012	Mr S Parr Unit 1 Tamar Commercial Centre Charter St Belfast BT4 1BL	MW McCullough Architect Texam Building Altona Road Lisburn BT27 5QB
Z/2012/0871/F	Single storey extension to side and rear of dwelling	55 Cabin Hill Park Belfast BT5 7AN	24/09/2012	Jacqueline Roberts 58 Cabin Hill Park Belfast BT5 7AN	The Boyd Partnership 1 River's edge 13 Ravenhill Road Belfast BT6 8DN
Z/2011/0584/F	First floor apartment above the Public House/Snooker Hall	476-482 Shore Road Belfast BT154HD	25/09/2012	Loughview Services Limited 476-482 Shore Road Belfast BT154HD	Paul Jenkins 40 Mount Merrion Park Belfast BT6 0GB

## Streamlined Planning Applications Decisions Issued

Decision Issued From: 12/09/2012 To: 26/09/2012

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2012/0269/F	Replacement of existing 2 no 4.6 m length bus shelters with 2 no 9.2 m bus shelters	Outside 1-3 Upper Queen Street Belfast BT1 6FB	25/09/2012	Clear Channel NI Unit 2 Ashbank Channel Commercial Park Queens Road Belfast BT3 9DT	
Z/2012/0812/F	Provision of new gates on existing entrances and associated works within the curtilage of the site.	11 Marlborough Park Cross Avenue Belfast BT9 6HQ	25/09/2012	Mr & Mrs Napier 11 Marlborough Park Cross Avenue Belfast BT9 6HQ	Robert Gilmour Architects 86 Stranmillis Road Belfast BT9 5AD
Z/2012/0939/F	Replacement of external smoking area and new enclosed entrance.	Andersonstown Social Club South Link Andersonstown Belfast BT11 8GX	25/09/2012	Andersonstown Social Club South Link Andersonstown Belfast BT11 8GX	MB Architecture (Ireland) Limited 6 Woodland Avenue Lambeg Lisburn BT27 4PJ
Z/2012/0942/F	Steel framed extension to existing canopy over covered play area	Oldpark Nursery School Sylvan Street Belfast BT14 6G	25/09/2012	Belfast Education & Library Board 40 Academy Street Belfast BT1 2NQ	Belfast Education & Library Board 40 Academy Street Belfast BT1 2NQ

## Streamlined Planning Applications Decisions Issued

Decision Issued From: 12/09/2012 To: 26/09/2012

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2012/0963/F	Rear extension to provide facilities for a person with disability	70 Benmore Drive Belfast	25/09/2012	Sylvia Stephens c/o agent	NIHE Property Services (Design) 10-16 Hill Street Belfast BT1 2LA
Z/2012/0828/F	Two-storey extension to rear of dwelling.	32 Seaview Street Belfast BT15 3EA	26/09/2012	James McCorry 17 Keady Road Lisnaskea BT92 0DF	Gerald O'Connor Bsc RIBA 20 Osborne Park Belfast BT9 6JN

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

1

**Application Ref** Z/2008/0824/F

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

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

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

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

2

**Application Ref** Z/2010/1629/F

**Applicant** Nunzio Liberante **Agent** Coogan and Co 3 Glengall Street  
Belfast  
BT12 5AB

**Location** 484 Upper Newtownards Road  
Belfast

**Proposal** Temporary car wash with office and storage container with new boundary fencing.  
(Retrospective) (amended drawing)



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

3

**Application Ref** Z/2011/0037/F

**Applicant** Orchard House Nursing Home 2      **Agent** MBArchitecture Ltd 6 Woodland Avenue  
Cherryvalley Park      Lisburn  
BT5 6PL      BT2

**Location** Orchard House Nursing Home  
2 Cherryvalley Park  
Belfast  
BT5 6PL

**Proposal** Extensions and alterations to nursing home to increase occupancy from 36 bedrooms to 57 bedrooms and ancillary accommodation with external car parking and landscaping. Temporary opening of former access onto road for use during construction.

- 1 The proposal is contrary to ATC 2 of Planning Policy Statement 6 Addendum and Development Control Advice Note 9: Residential and Nursing Homes in that the proposal would, if permitted, result in overdevelopment of the site due to its inappropriate siting, layout, scale, form, massing and design causing unacceptable damage to the character and appearance of the area, and would be harmful to the living conditions of existing residents through overlooking, resulting in a loss of residential amenity.
- 2 The proposal is contrary to the Departments' Planning Policy Statement 2: Planning and Nature Conservation in that it fails to respect the character, topography, and landscape features of the site and would, if permitted, harm the health and condition of significant trees due to its inappropriate siting, layout, and ground remodelling works required to facilitate the proposed development.
- 3 The proposal is contrary to policy QD1 of the Department's Planning Policy Statement 7: "Quality Residential Environments" and related guidance in that it has not been demonstrated that the proposal would provide a satisfactory means of access and adequate facilities for parking and service vehicles as part of the development.

4

**Application Ref** Z/2011/0468/F

**Applicant** Brian McKeating 10 Myrtlefield Park      **Agent** Doherty Architects 6 Kinnaird Street  
Belfast      Belfast  
BT9 6NE      BT14 6BE

**Location** 3 Skegoneill Avenue  
Belfast  
BT15 3JN.

**Proposal** Change of use from ground floor apartment to coffee shop and creation of new level access, ramp, seating area and new bin storage area. Existing 1st and 2nd floor apartments to remain unchanged.

- 1 The proposal is considered to have a detrimental impact on the character and appearance of the area by reason of the external alterations and the introduction of a non-residential use in a residential area.





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

5

**Application Ref** Z/2011/0902/F

**Applicant** T Reynolds 14 Upper Lisburn Road      **Agent** James McKernan Chartered  
Belfast      Architect 31 Beechill Road  
BT10 0AA      Belfast  
BT8 7PT

**Location** 46 Sicilly Park  
Belfast  
BT10 0AL

**Proposal** Erection of two storey garage with new access from Priory Gardens

6

**Application Ref** Z/2011/1083/F

**Applicant** East Coast Fuels Rosetta Filling      **Agent** Patrick McVarnock 16 Finaghy  
Station      Road North  
Ormeau Road      Belfast  
Belfast      BT10 OJA

**Location** 569 Ormeau Road  
Belfast

**Proposal** Renovation and extension of shop, renovation of filling station forecourt and new ATM  
(Amended description)



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

7

**Application Ref** Z/2011/1225/F

**Applicant** Nexus Property Rentals c/o agent      **Agent** Rush & Co 7 Upper Malone Road  
Belfast  
BT9 6TD

**Location** 25 Malone Avenue  
Belfast  
BT9 6EN

**Proposal** AMENDED PLANS RECEIVED - REMOVAL OF BALCONIES AND PATIO DOORS TO  
EGLANTINE GARDENS ELEVATION AND AMENDED FINISH ONTO YARD OF 23 MALONE  
AVENUE

Demolition of existing apartments and erection of 6 no apartments

- 1 The proposal is contrary to Policy BH12 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the site lies within the Malone Conservation Area and the development would, if permitted, detract from its character as it's massing, proportions and detailing do not respect the characteristic built form of the area and does not conform with the guidance set out in the 'Design Guide for the Malone Conservation Area' document.
- 2 The proposal is contrary to Policy BH14 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the building makes a material contribution to the character of the Malone Conservation Area and no exceptional reason has been demonstrated which, in the judgement of the Department, justifies its demolition.
- 3 The proposal is contrary to Planning Policy Statement 7 - Quality Residential Environments in that, if permitted, will cause unacceptable damage to residential amenity of neighbouring properties through overshadowing and loss of light.
- 4 The proposal is contrary to Planning Policy Statement 7 - Quality Residential Environments in that the design and detailing of the proposed building does not respect the surrounding context.
- 5 The proposal is contrary to Planning Policy Statement 1 - General Principles and Planning Policy Statement 3 - Access, Movement and Parking and supplementary Planning Guidance document 'Creating Places' in that it has not been demonstrated that adequate surplus on-street parking is available for vehicles that will be attracted to the proposed development.

8

**Application Ref** Z/2011/1280/F

**Applicant** Clear Homes c/o agent      **Agent** M. C. Logan Architects 73a Belmont  
Road  
Belfast  
BT4 2AA

**Location** Macrory Memorial Presbyterian Church  
Duncairn Gardens  
Belfast  
BT15 2GN

**Proposal** Change of use from church building to 2no hot food takeaways with alterations to front elevation

- 1 The proposal would if approved be detrimental to the residential amenity of the immediate area by virtue of noise and nuisance.



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

9

**Application Ref** Z/2012/0008/F

**Applicant** Michael Burroughs Associates 33 **Agent**  
Shore Road  
Holywood  
BT18 9HX

**Location** 32c Upper Malone Road  
Belfast  
BT9 5NA

**Proposal** Erection of 2 storey building for hot food bar and restaurant at ground floor with ancillary office and storage above.

10

**Application Ref** Z/2012/0045/F

**Applicant** Chris McGimpsey c/o agent **Agent** Jackson Graham Associates 14-16  
Shore Road  
Holywood  
BT18 9HX

**Location** Lands at 33 Kings Road  
Ballycloghan  
Belfast  
Co Antrim  
BT5 6JG

**Proposal** Proposed dwelling with associated siteworks

- 1 The proposal if permitted would be contrary to Policy OS1 of Planning Policy Statement 8, Open Space, Sport and Outdoor Recreation in that it would result in the loss of existing open space with consequential detrimental impact on visual amenity and loss of habitat.
- 2 The proposal if permitted would be contrary to Planning Policy Statement 2: Planning and Nature Conservation in that it will result in the loss of mature trees which are protected by virtue of being with Kings Road Conservation Area.

11

**Application Ref** Z/2012/0165/F

**Applicant** Belfast Education and Library Board **Agent**  
40 Academy Street  
Belfast  
BT1 2NQ

**Location** Forge Integrated Primary School. 40 Carolan Road  
Belfast  
BT7 3HE

**Proposal** Alterations to existing car park and installation of a pedestrian gate incorporated into the boundary fence



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

12

**Application Ref** Z/2012/0265/F  
**Applicant** Mr S McCloskey **Agent** Robert Bryson 18 Gransha Park  
 Belfast  
 BT11 8AU  
**Location** 22 Easton Crescent  
 Belfast  
 BT14 6BZ  
**Proposal** Change of use from dwelling to 7 bedroom house of multiple occupation (retrospective)

13

**Application Ref** Z/2012/0385/F  
**Applicant** Marie Edwards c/o agent **Agent** Peter J Morgan 17 Glengoland  
 Crescent  
 Dunmurry  
 BT17 0JG  
**Location** 2a Finaghy Park Central  
 Finaghy  
 Belfast  
**Proposal** Proposed extension and alterations at no. 2a Finaghy Park Central, Finaghy Belfast to form pair of semidetached houses.

14

**Application Ref** Z/2012/0435/A  
**Applicant** Louise Taggart 38 Judes Crescent **Agent**  
 Newtownards  
 BT23 4BY  
**Location** 502 Upper Newtownards Road  
 Belfast  
 BT4 3HB  
**Proposal** Shop sign

1 The proposal is contrary to Policy AD1 of Planning Policy Statement 17 'Control of Outdoor Advertisements' in that the proposed signage is visually dominant and detrimental to the visual amenity of the immediate area by reason of its design, location and size

15

**Application Ref** Z/2012/0686/F  
**Applicant** Paul Walls 22 Queensberry Park **Agent** Paul O'Kane 12 English Street  
 Belfast  
 BT6 0HN  
 Downpatrick  
 BT30 6AB  
**Location** 22 Queensberry Park  
 Belfast  
 BT6 0HN  
**Proposal** Extension to dwelling



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

<b>16</b>			
<b>Application Ref</b>	Z/2012/0761/F		
<b>Applicant</b>	Belfast Metropolitan College c/o agent	<b>Agent</b>	Ostick and Williams Ltd 14 Edgewater Road Belfast BT3 9JQ
<b>Location</b>	E3 Springvale Campus 400 Springfield Road Belfast BT12 7DU		
<b>Proposal</b>	Proposed overflow surface car park ancillary to existing further education college campus with associated site works and vehicular and pedestrian access.		

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**Appeal Decisions Notified**

Date From: 12/09/2012 00:00:00 and Date To: 26/09/2012 00:00:00

**COUNCIL**      **Belfast**

<b>ITEM NO</b>	<b>1</b>		
<b>Planning Ref:</b>	Z/2010/0857/F	<b>PAC Ref:</b>	2011/A0144
<b>RESULT OF APPEAL</b>	<b>Appeal Dismissed</b>	<b>Appeal Decision Date</b>	18/09/2012
<b>APPLICANT</b>	<b>Mr And Mrs J Morrow</b>		
<b>LOCATION</b>	18 Cherryvalley Knock Dual Carriageway Belfast		
<b>PROPOSAL</b>	Retrospective planning application for construction of residential garage and associated site works. Garage constructed using red facing brick and dark tiles.		

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

**Council Belfast****Date 04/10/2012**

<b>ITEM NO</b>	<b>D1</b>			
<b>APPLIC NO</b>	Z/2012/0055/F	Full	<b>DATE VALID</b>	18/01/2012
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	B Stewart c/o agent		<b>AGENT</b>	McGarry-Moon Architects Ltd 9 Fallahogey Road Kilrea Coleraine BT51 5ST 028 2954 2323
<b>LOCATION</b>	3 Pirrie Park Gardens Belfast BT6 0AG			
<b>PROPOSAL</b>	Erection of two storey extension to rear of dwelling and alterations to existing dwelling (amended plans received)			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	6	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

[Deferred by Councillor Curran 6.9.12]



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

<b>ITEM NO</b>	<b>D2</b>			
<b>APPLIC NO</b>	Z/2012/0618/F	Full	<b>DATE VALID</b>	15/05/2012
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	The Co-operative Group c/o agent		<b>AGENT</b>	TSA Planning 29 Linenhall Street Belfast BT2 8AB 02890 434333
<b>LOCATION</b>	Units 3-6 (inclusive) Former Ormeau Bakery 307-341 Ormeau Road Belfast BT7			
<b>PROPOSAL</b>	Amalgamation of Units 3-6 (inclusive) to include alterations to shop front, internal installation of plant to rear and associated works			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	5	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

[Deferred by Councillor McCarthy 16.8.12]

# Schedule of Applications

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

Council Belfast

Date 04/10/2012

<b>ITEM NO</b>	1		
<b>APPLIC NO</b>	Z/2009/0734/F	Full	<b>DATE VALID</b> 22/05/2009
<b>DOE OPINION</b>	<b>REFUSAL</b>		
<b>APPLICANT</b>	ECM Construction C/O Agent	<b>AGENT</b>	ATM Architectural Services 17 Gransha Park Belfast BT11 02890431177

**LOCATION** Units 1 & 2, 218 Springfield Road, Belfast. BT11

**PROPOSAL** Erection of four storey development consisting of 2no retail units on ground floor with 6no apartments above with ancillary storage to rear of ground floor. (Amended proposal)

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>		<b>SUP Letters</b>		<b>OBJ Petitions</b>		<b>SUP Petitions</b>	
	4	0	0	0	Addresses	Signatures	Addresses	Signatures
					0	0	0	0

1 The proposal is contrary to Planning Policy Statment (PPS) 7, Quality Residential Environments, in that the proposal, if permitted, would cause unacceptable damage to the immediate character of the area by reason of overdevelopment of the site resulting in inappropriate scale, form, massing and design including lack of amenity space for prospective residents.

:

2 The Department has insufficient information as required under Article 7 [4] of the Planning (General Development) Order 1993, to fully assess and ensure that the development will not adversely impact on pedestrian safety, human health or environmental receptors.



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

<b>ITEM NO</b>	<b>2</b>			
<b>APPLIC NO</b>	Z/2012/0366/F	Full	<b>DATE VALID</b>	02/04/2012
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	J Bennett c/o agent		<b>AGENT</b>	Dempsey Achitects 677 Lisburn Road Belfast BT9 6LN NA
<b>LOCATION</b>	392 Belmont Road Belfast BT4 2NH			
<b>PROPOSAL</b>	Retrospective application for replacement wall to front boundary.			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	1	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1 The proposal is contrary to Policy EXT 1 of the Addendum to Planning Policy Statement 7 "Residential Extensions and Alterations" in that it would, if permitted, result in an unacceptable form of development which would be visually intrusive and out of keeping with the character of the area.



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

<b>ITEM NO</b>	<b>3</b>			
<b>APPLIC NO</b>	Z/2012/0432/F	Full	<b>DATE VALID</b>	17/04/2012
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr John Stewart 6 Porter Park Belfast BT10 0BU	<b>AGENT</b>		
				NA
<b>LOCATION</b>	6 Porter Park Belfast BT10 0BU			
<b>PROPOSAL</b>	Erection of two storey extension and garage to rear of dwelling			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1 The proposal is contrary to Policy EXT 1 of the Addendum to PPS 7 'Residential Extensions and Alterations' by reason of unacceptable scale and massing which would if permitted harm the amenity of adjacent residents by reason of its dominant and overbearing nature.



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

<b>ITEM NO</b>	<b>4</b>			
<b>APPLIC NO</b>	Z/2012/0827/F	Full	<b>DATE VALID</b>	11/07/2012
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	James Hunsdale 162 Barnetts Road Belfast BT5 7BG		<b>AGENT</b>	
				NA
<b>LOCATION</b>	162 Barnetts Road Belfast BT5 7BG			
<b>PROPOSAL</b>	Erection of carport to side of house			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1 The proposal is contrary to Planning Policy EXT 1 of the Addendum to PPS 7 'Residential Extensions and Alterations' in that it would harm the established character of the surrounding area and streetscape due to inappropriate massing and design and as it results in development forward of the building line.





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

<b>ITEM NO</b>	<b>5</b>			
<b>APPLIC NO</b>	Z/2012/0849/F	Full	<b>DATE VALID</b>	19/07/2012
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Lockington c/o agent		<b>AGENT</b>	2020 Architects 1st Floor 380 Woodstock Road Belfast BT6 9DQ 02890455311
<b>LOCATION</b>	19 Glenmachan Drive Belfast BT4 2RE			
<b>PROPOSAL</b>	Erection of first floor extension above existing garage and single storey extension to rear of dwelling.			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	1	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0



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

<b>ITEM NO</b>	<b>6</b>			
<b>APPLIC NO</b>	Z/2012/0903/A	Advertiseme	<b>DATE VALID</b>	31/07/2012
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	CBS Outdoor Ltd House 6 Murray Street Belfast BT1 6DN	Glendinning	<b>AGENT</b>	
<b>LOCATION</b>	Day's Hotel Hope Street Belfast Bt12 5EE			NA
<b>PROPOSAL</b>	Temporary Advertising Banner			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1 The proposal is contrary to Policy AD1 (i) of Planning Policy Statement 17 in that it fails to respect amenity when assessed in the context of the general characteristics of the locality, as it is of an inappropriate scale and design and would, if permitted, be an unduly prominent and intrusive feature on the host building and would detract from the character and appearance of the local area



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

<b>ITEM NO</b>	7			
<b>APPLIC NO</b>	Z/2012/0909/F	Full	<b>DATE VALID</b>	31/07/2012
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Everything Everywhere & H3G Ltd Hatfield Business Park Hatfield Hertfordshire AL10 9BW		<b>AGENT</b>	Harlequin Group 1st Floor 25 Talbot Street Cathedral Quarter Belfast BT1 2LD 02890 823660
<b>LOCATION</b>	Existing telecoms installation rooftop of Europa Hotel Great Victoria Street Belfast BT2 7AP			
<b>PROPOSAL</b>	Installation of 1 no 600mm transmission dish			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	
	0	0	0	
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0



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

<b>ITEM NO</b>	<b>8</b>			
<b>APPLIC NO</b>	Z/2012/0922/F	Full	<b>DATE VALID</b>	01/08/2012
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Telefonica Uk Limited 260 Bath Road Slough Berkshire SL1 4DX		<b>AGENT</b>	Mono Consultants Ltd Steam Packet House 76 Cross Street Manchester M2 4JG TEI 1566
<b>LOCATION</b>	O2 radio station Boucher Road T.E.C Lislea Drive Belfast BT9 7JG			
<b>PROPOSAL</b>	Everything Everywhere Ltd (existing sharer on mast) Swapping 6no antennae at 35.00 m AGL and installing 1 no 300mm dish at 34.5m and 1 no 300mm dish at 35.5m			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0



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

<b>ITEM NO</b>	<b>9</b>			
<b>APPLIC NO</b>	Z/2012/0973/F	Full	<b>DATE VALID</b>	20/08/2012
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Desmond Middleton 87 Crossan Road Mayobridge Newry BT34 2HY		<b>AGENT</b>	Collins And Collins 18 Margaret Street Newry BT34 1DF  30266602
<b>LOCATION</b>	119 Malone Avenue Malone Lower Belfast BT9 6EQ			
<b>PROPOSAL</b>	Conversion and extension to existing dwelling in multiple occupancy to 4 separate self contained apartments.			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	1	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1 The proposal is contrary to LC 2 of the 2nd Addendum of Planning Policy Statement 7: Safeguarding the Character of Established Residential Areas in that the the original property is not greater than 150 square metres gross internal floorspace;
- 2 The proposal is contrary to LC 2 of the 2nd Addendum of Planning Policy Statement 7: Safeguarding the Character of Established Residential Areas in that the development contains two flats which are wholly in the rear of the property and without access to the public street.
- 3 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 cause unacceptable damage to residential amenity which would harm the living conditions of propestive residents through poor outlook.

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