

Document Pack

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



13th June, 2013

MEETING OF TOWN PLANNING COMMITTEE

Dear Alderman/Councillor,

The above-named Committee will meet in the Lavery Room (Room G05), City Hall on Thursday, 19th June, 2014 at 4.30 pm, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully

PETER McNANEY

Chief Executive

AGENDA:

1. Routine Matters
 - (a) Apologies
 - (b) Declarations of Interest
2. Routine Correspondence (Pages 3 - 4)
3. Request for Deputations
4. Applications Issued - Streamlined Process (Pages 5 - 12)
5. New Applications (Pages 13 - 22)
6. Deferred Items - Still Under Consideration (Pages 23 - 30)
7. Reconsidered Items (Pages 31 - 32)
8. Schedule of Applications (Pages 33 - 52)

This page is intentionally left blank

**Town Planning Committee
Thursday, 19 June, 2014**

Routine Correspondence

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

Roads Service – Transport NI

- Notification of the removal of an accessible/blue badge parking bay at 56 Wilgar Street
- Notification of the removal of an accessible/blue badge parking bay at 16 Willowfield Parade

Northern Ireland Environment Agency

Notification of the extension of Listed Building Status in respect of the undernoted properties:

- Clifton House, North Queen Street
- St George's Church, 105 High Street
- Albert Clock
- Old Town Hall, Victoria Street
- Former Water Board Offices, Donegall Square
- Edenbrooke Primary School, Tennent Street
- Chapel at St Malachy's College
- St. Malachy's College
- 259 Crumlin Road
- 1 Donegall Street/4-6 Waring Street
- 3 Donegall Street
- Public library at 46 Oldpark Road
- Former RUC Barracks, Queen Street
- 113 Royal Avenue
- Christ Church, College Square North
- 7 Wellington Place
- 9 Wellington Place
- 11 Wellington Place
- Bank of Ireland, High Street
- Head Line Building, 10-14 Victoria Street
- Anderson and McAuley Building, Donegall Place
- 36-39 Donegall Place
- 109-111 Royal Avenue

The Committee will be advised of any additional information received.

Streamlined Planning Applications Decisions Issued

Decision Issued From: 28/05/2014 To: 10/06/2014

Belfast LGD

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2014/0004/F	Single storey side granny annex extension and proposed loft conversion with proposed rear dormer window (Amended plans).	16 Isadore Avenue Belfast BT13 3QQ	28/05/2014	McElhatton c/o agent	P O'Reilly 31 Grange Park Dunmurry BT17 0AN
Z/2014/0131/F	Single storey extension to rear of dwelling.	105 Bearnagh Drive Belfast BT11 8HT	28/05/2014	Rosemary McCarthy 105 Bearnagh Drive Belfast BT11 8HT	PC Architects 28 Downshire Road Belfast BT6 9JL
Z/2014/0201/F	Change of use of ground floor classification from A1 to A2 and first floor from A1 to B1. New tenant will provide Information & Advice Centre on ground floor and offices on first floor.	Ground & First floors 51-53 Fountain Street Town Parks Belfast BT1 5EB	28/05/2014	The Royal British Legion Haig House 199 Borough High Street London SE1 1AA	CBRE NI Ltd Imperial House Donegall Square East Belfast BT1 5HD
Z/2014/0306/F	Single storey extension to back and side	32 Loopland Drive Belfast	28/05/2014	Gary McDowell 32 Loopland Drive Belfast BT6 9DY	Fergus Robb 24 Ladas Drive Belfast BT6 9FS
Z/2014/0367/LBC	Change of use from existing offices to creche	533 Antrim Road Belfast BT15 3BS	28/05/2014	Paul Horscroft 2 Fairhill Cushendall BT44 0ND	IDA 553 Antrim Road Belfast BT15 3BS

Streamlined Planning Applications Decisions Issued

Decision Issued From: 28/05/2014 To: 10/06/2014

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2014/0368/F	Amendment to planning approval Z/2012/1383. Extension and refurbishment to existing dwelling (Retrospective)	45 Knightsbridge Park Belfast BT9 5EH	28/05/2014	D Hewitt 45 Knightsbridge Park Belfast BT9 5EH	Gary McKee Architecture 24 Lord Wardens Parade Bangor BT19 1YU
Z/2014/0377/F	Change of use from offices to creche	533 Antrim Road Belfast BT15 3BS	28/05/2014	Paul Horscroft c/o Agent	IDA 533 Antrim Road Belfast BT15 3BS
Z/2014/0408/A	Fascia and projecting signage	51-53 Fountain Street Town Parks Belfast BT1 5EB	28/05/2014	The Royal British Legion Haig House 199 Borough High Street London SE1 1AA	CBRE NI LTD Imperial House Donegall Sq East Belfast BT1 5HD
Z/2014/0491/LBC	Essential stone work repairs	Four Corners Hotel 2-6 Waring Street Belfast Co Antrim BT1 2DX	28/05/2014	Capita Trust Company c/o Ric Crane CBRE Global Investors One New Change London EC4m	Johnston Houston 2-12 Montgomery Street Belfast BT1 4NX
Z/2013/1306/A	Fascia Signs	Unit 19 Boucher Retail Park Boucher Road Belfast Country Antrim BT12 6HU	29/05/2014	Jason Chaowick Property Department Mercy Road Weymouth DT3 5JH	Escott Signs 378 Princeway T.V.T.E. Gateshead NE11 OTU

Streamlined Planning Applications Decisions Issued

Decision Issued From: 28/05/2014 To: 10/06/2014

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2014/0195/A	Commercial premises sign	Unit 1 & 2 Coastal Warehouse 83 Dargan Road Belfast BT3 9JU	29/05/2014	Amari Plastics PLC c/o Agent	Ideal Facilities Management 26-30 City Business Park Dunmurry BT17 9GX
Z/2014/0225/F	Proposed change of use from existing Off Licence premises to Fast Food takeaway including extraction flue and external alterations.	73 Glen Road Belfast BT11 8BD	29/05/2014	Daryl Wong 72 Sharman Road Belfast BT9 5FX	
Z/2014/0346/F	Application to vary condition 6 of planning application Z/2013/1041/F	Asda Belfast Shore Road Superstore Shore Road Belfast BT15 3PR	29/05/2014	ASDA	Delotte LLP 2 Hardman Street Manchester M60 2AT
Z/2014/0443/F	Proposed new roof on existing church	Garnerville Presbyterian Church 84 Glenmachan Road Belfast BT4 2PB	29/05/2014	Garnerville Presbyterian Church Old Holywood Road Belfast BT4 2HN	Gordon McKnight Partnership 31 Shore Road Holywood BT18 9HX
Z/2014/0516/F	Stand-by diesel generator (to provide back-up in event of mains power failure) and associated self-bunded fuel tank.	Service yard to the rear of the Queen's University McClay Library and to the north of Botanic Gardens BT7 1LQ	29/05/2014	Queens University Belfast Estates Department Level 5 Admin Building Belfast BT7 1NN	Fleming Mountstephen Planning The Gasworks 5 Cromac Avenue Belfast

Streamlined Planning Applications Decisions Issued

Decision Issued From: 28/05/2014 To: 10/06/2014

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2014/0392/F	New raised external deck to link lounge with secure garden area, including provision of new external doors (2no) and minor internal alterations	Kirk House 110 Kings Road Belfast BT5 7BX	30/05/2014	Oaklee Homes Group 37-41 May Street Belfast BT1 4DN	Moore MacDonald & Partners 2 Hill Street Holywood BT18 9AZ
Z/2014/0482/F	Proposed artworks as part of environmental improvement scheme/community arts project	Facade development on selected areas on 6-8 Townsley Street back of property at 420-426 Newtownards Road and 2 Manderson Street	30/05/2014	Alan Burke 68 Kinghill Avenue Newcastle BT33 0RU	East Belfast Partnership Avalon House 278-280 Newtownards Road Belfast BT4 1HE
Z/2013/1447/F	Internal alteration to existing school entrance and cloakroom. Two small extensions into internal courtyards.	Strandtown Primary School North Road Belfast BT4 3DJ	02/06/2014	Belfast Education & Library Board 40 Academy Street Belfast BT1 2NQ	Todd Architects Titanic House 6 Queens Road Belfast BT3 9DT
Z/2013/1451/LBC	Internal alterations to entrance foyer and cloakroom, 2 small extensions into internal courtyards.	Strandtown Primary School North Road Belfast BT4 3DJ	02/06/2014	Belfast Education and Library Board 40 Academy Street Belfast BT1 2N	Todd Architects Titanic House 6 Queens Road Belfast BT3 9DT

Streamlined Planning Applications Decisions Issued

Decision Issued From: 28/05/2014 To: 10/06/2014

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2014/0101/F	Proposed change of use to a dwelling house	8 Springfield Road Belfast BT12 7AG	02/06/2014	Patrick Brady 24 Oranmore Street Belfast BT13 2RU	Donnelly O Neill Architects Ltd Unit 2 Conway Mill 5-7 Conway Street Belfast BT13 2DE
Z/2014/0154/F	Erection of single storey rear extension to dwelling.	6 Matilda Gardens Belfast BT12 5NP	02/06/2014	Northern Ireland Housing Executive Property Services (Design) 10-16 Hill Street Belfast BT1 2LA	Gary Carson Property Services (Design) 10-16 Hill Street Belfast BT1 2LA
Z/2014/0205/F	Change of use from building society A2 to retail A1 with shopfront and internal alterations.	5-9 Arthur Street Belfast BT1 4GA	02/06/2014	Kirsty Gordon Joules Ltd 19 The Point Market Harborough LE16 7QU	Vicky Morse Unit B Bassingbourne Gashouse 70 High Street Bassingbourne Royston SG8 5LF
Z/2014/0353/F	Change of use to hot food takeaway (Amended plans)	503 Antrim Road Belfast BT15 3BP	02/06/2014	Elmitwalli Elsayed 43 Rosebank Street Belfast BT13 3HN	Johnston Houston 2-12 Montgomery Street Belfast BT1 4NX

Streamlined Planning Applications Decisions Issued

Decision Issued From: 28/05/2014 To: 10/06/2014

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2014/0373/F	Demolition of existing playroom and replacement with new single storey kitchen/living room to rear of house	14 Prince Edward Park Stranmillis Belfast BT9 5FZ	02/06/2014	Mr A Kieran c/o Agent	Alan Bennett Architects 2 St Judes Avenue Belfast BT7 2GZ
Z/2014/0379/F	Erection of single storey conservatory, approx 8.5 sq m	Apartment 8 18 Adelaide Park Belfast BT9 6FX	02/06/2014	Denis A. Thompson Apartment 8 18 Adelaide Park Belfast BT9 6FX	
Z/2014/0450/F	Proposed single storey 'lean too' extension, with associated works	37 Belmont Church Road Belfast BT4 3FF	02/06/2014	Mr & Mrs Boylan 37 Belmont Church Road Belfast BT4 3FF	Peter Greenwood 13 Pembroke Court Glengormley BT36 5AD
Z/2014/0463/F	Installation of cooling plant to rear elevation.	Virgin Media Unit 3 Kennedy Way Blackstaff Road Belfast Co Antrim BT11 9DT	02/06/2014	Virgin Media Media House Bartley Wood Business Park Bartley Way Hook RG27 9UP	Napper Architects 3 Waterloo Square Newcastle-upon-tyne NE1 4DR
Z/2014/0498/F	Proposed demolition of existing single storey extension and erection of 2 storey rear extension.	282 Woodstock Road Belfast	02/06/2014	Henry Brown 282 Woodstock Road Belfast	S Rafferty 14 Willowfield Gardens Belfast BT6 9AZ

Streamlined Planning Applications Decisions Issued

Decision Issued From: 28/05/2014 To: 10/06/2014

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2014/0529/F	Erection of 2 storey rear extension to dwelling.	147 Cliftonville Road Belfast BT14	02/06/2014	L Lindsay 147 Cliftonville Road Belfast BT14	Design 2 Architects 29 Shore Road Holywood BT18 9HX
Z/2014/0567/LBC	Replacement of fixings / supports of cladding panels.	Ulster Bank 11-16 Donegal Square East Belfast BT1 5UB	02/06/2014	Ulster Bank 11-16 Donegal Square East Belfast BT1 5UB	Faithful and Gould 150-155 Airside Business Park Sword Dublin
Z/2014/0146/A	1x 48 sheet display panel	Park and Ride car park York Link junction of Nelson Street Belfast	04/06/2014	Clear Channel N.I. Ltd Channel Commercial Park Queen Road Belfast BT39DT	
Z/2014/0192/A	1no fascia sign, non-illuminated 1no projecting sign, non-illuminated	5-9 Arthur Street Belfast BT1 4GA	10/06/2014	Kirsty Gordon 19 The Point Market Harsborough LE16 7QU	RPF projects Unit B Bassingbourn Gashouse 70 High Street Bassingbourne SG8 4GA

This page is intentionally left blank

Planning Applications deemed valid
For the Period:-03/06/2014 to 09/06/2014

Count : 42

Belfast

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0713/A	Hand painted shop sign	7-9 Lower Garfield Street Town Parks Belfast BT1 1FP	Advertisement	28/05/2014	28/05/2014	03/06/2014	Michael Corr 11 Rosemary Street Belfast BT1 1QF	
Z/2014/0715/F	Erection of 2 storey rear extension with first floor balcony.	665 Upper Newtownards Road Belfast BT4 3NT	Full	29/05/2014	29/05/2014	04/06/2014	Mr David Crawford 665 Upper Newtownards Road Belfast BT4 3NT	Mr Andrew Todd 19 Ardvanagh Road Conlig BT23 7XA
Z/2014/0716/F	Erection of single storey extension to rear of dwelling.	9 Bellfield Heights Belfast BT12 7GN	Full	29/05/2014	29/05/2014	03/06/2014	Mrs Allison McFarlane 9 Bellfield Heights Belfast BT12 7GN	Terry McGlinchy Architect 5-7 Conway Street Belfast BT13 2DE
Z/2014/0717/F	Erection of 2 storey extension to side and rear of existing dwelling	13 Deramore Gardens Belfast BT7 3FN	Full	29/05/2014	29/05/2014	03/06/2014	Mrs M Duffy c/o Agent	GMR Architects Ltd 3 St Judes Avenue Belfast BT7 2GZ

Planning Applications deemed valid

For the Period:-03/06/2014 to 09/06/2014

Count : 42

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0718/A	Temporary 2 dimensional banner sign affixed to gable wall. Unlit.	380 Ormeau Road Belfast BT7 3HX	Advertisement	30/05/2014	30/05/2014	03/06/2014	James Braden 380 Ormeau Road Belfast BT7 3HX	
Z/2014/0719/A	Individual letters fixed to external wall & totem sign	2 South Parade Belfast BT7 2GP	Advertisement	29/05/2014	29/05/2014	03/06/2014	Keenan Solicitors c/o Agent	GMR Architects Ltd 3 St Judes Avenue Belfast BT7 2GZ
Z/2014/0720/F	Erection of 2 storey side extension to dwelling.	21 Lille Park Finaghy Belfast BT10 0LR	Full	30/05/2014	30/05/2014	03/06/2014	James McKeever 21 Lille Park Finaghy Belfast BT10 0LR	Paperclip Architects 37-39 Queen Street Belfast BT1 6EA
Z/2014/0721/F	Extension to rear of dwelling (single storey)	27 Cyprus Avenue Belfast BT5 5NT	Full	30/05/2014	30/05/2014	03/06/2014	Mr & Mrs S Hall 27 Cyprus Avenue Belfast BT5 5NT	McCready Architects 8 Market Place Lisburn BT28 1AN
Z/2014/0722/LDP	Proposed rear single storey extension to dwelling.	56 Sandhill Garden Belfast BT5 6FF	LD Certificate Proposed	02/06/2014	02/06/2014	04/06/2014	Mr Colin Davey 56 Sandhill Gardens Belfast BT5 6FF	Architectural Design and Planning 48 Kirkliston Park Belfast BT5 6ED

Planning Applications deemed valid

For the Period:-03/06/2014 to 09/06/2014

Count : 42

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0723/F	Proposed loft conversion including full height dormer to rear and half dormer to front	5 Osman Street Belfast BT12 4FQ	Full	02/06/2014	02/06/2014	06/06/2014	Francis Mallon 5 Osman Street Belfast BT12 4FQ	James Kearney 22 Meadowhill Glen Road Belfast BT11 8WR
Z/2014/0724/F	Erection of two townhouses. (minor amendment to the original planning approval Z/2004/1000/F)	27-29 Hillfoot Street Belfast BT4 1PR	Full	28/05/2014	28/05/2014	03/06/2014	Rentfast Ltd c/ o Agent	Greenbrick Architects 51 Malone Road Belfast BT9 6RY
Z/2014/0725/F	Resurfacing of existing footpaths and private areas, installation of 10m high lighting columns and street furniture. Shop frontage improvements to existing shop units	Junction between North Circular Road and Cavehill Road and continuing to the junction between Cavehill Road and Shandarra Park Skegoneill Belfast BT15 5RY	Full	30/05/2014	30/05/2014	06/06/2014	Department for Social Development	URS Beechill House Beechill Road Belfast BT8 7RP
Z/2014/0726/F	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.	Lands opposite 152-178 and 275-307 Cavehill Road Belfast Co Antrim BT15 5FJ	Full	30/05/2014	30/05/2014	06/06/2014	Department for Social Development	URS Beechill House Beechill Road Belfast BT8 7RP

Planning Applications deemed valid

For the Period:-03/06/2014 to 09/06/2014

Count : 42

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0727/F	Change of use of ground floor unit from A1 to D1	Vacant ground floor unit 7-9 Lower Garfield Street TownParks Belfast BT1 1FP	Full	28/05/2014	28/05/2014	06/06/2014	Michael Corr 11 Rosemary Street Belfast BT1 1QF	
Z/2014/0728/F	Extend existing planning permission for another 5 years due to the development of Girdwood former Army camp and proposed new access road/roads into Crumlin Road Gaol site	Crumlin Road Gaol 53-55 Crumlin Road Belfast BT14 6ST	Full	30/05/2014	30/05/2014	05/06/2014	OFMDFM Crumlin Road Gaol Team Buildings Stormont Estate Belfast BT4 3SR	DFPNI - CPD Clare House 303 Airport Road West Belfast BT3 9ED
Z/2014/0729/LBC	Extend planning permission for another 5 years due to the development of Girdwood Former army camp	Crumlin Road Gaol 53-55 Crumlin Road Belfast BT14 6ST	Listed Building Consent	30/05/2014	30/05/2014	05/06/2014	OFMDFM - Crumlin Road Gaol Team Castle Buildings Belfast BT4 3SR	DFPNI-CPD Clare House 303 Airport Road West Belfast BT3 9ED
Z/2014/0730/LDE	5no car parking spaces, as shown on the attached drawings	Existing car park adjacent to Landmark House Cromac Quay Ormeau Road Belfast	LD Certificate Existing	02/06/2014	02/06/2014	06/06/2014	Northern Ireland Co-operation Overseas Landmark House 5 Cromac Quay Belfast BT7 2JP	Gregory Architects 4 Crescent Gardens Belfast BT7 1NS

Planning Applications deemed valid

For the Period:-03/06/2014 to 09/06/2014

Count : 42

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0731/LDE	HMO	14 Magdala Street Belfast BT7 1PU	LD Certificate Existing	28/05/2014	28/05/2014	03/06/2014	Michael Bogan 96 North Parade Belfast BT7 2GJ	
Z/2014/0733/F	Refurbishment works and external alterations to site	Mourneview Court 151 Glen Road Belfast BT11 8BS	Full	29/05/2014	29/05/2014	05/06/2014	Oaklee Homes Group Leslie Morrell House 37-41 May Street Belfast BT1 4DN	Wayne Storey Associates 46 Strand Avenue Holywood BT18 9AW
Z/2014/0734/F	Proposed single storey and two storey extension to rear of dwelling and detached garage	6 Ormiston Gardens Belfast	Full	02/06/2014	02/06/2014	06/06/2014	Arnie Stevenson c/o agent	Quarry Design Studio 1 Kensington Gardens Farmhill Road Holywood BT18 0AQ
Z/2014/0735/A	Pole sign (50% reduced size) and hoarding to Portacabin	72 Upper Malone Road Belfast	Advertisem ent	03/06/2014	03/06/2014	09/06/2014	Malone Ridge Limited 54a Dunmurry Lane Belfast	Thomas O'Hare Architects 54a Dunmurry Lane Belfast
Z/2014/0736/F	Single storey extension to rear of dwelling	659 Crumlin Road Belfast BT14 7GD	Full	04/06/2014	04/06/2014	09/06/2014	J Anderson 659 Crumlin Road Belfast BT14 7GD	T McCoey 3 Thirlmere Gardens Belfast BT15 5EF

Planning Applications deemed valid

For the Period:-03/06/2014 to 09/06/2014

Count : 42

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0737/F	2 storey extension to rear of dwelling	412 Oldpark Road Belfast BT14 6QF	Full	04/06/2014	04/06/2014	09/06/2014	S Brown 412 Oldpark Road Belfast BT14 6QF	T McCoey 3 Thirlmere Gardens Belfast BT15 5EF
Z/2014/0738/F	Demolition of existing garage and proposed single storey extension to the side of an existing dwelling	15 Cyprus Park Belfast BT5 6EA	Full	04/06/2014	04/06/2014	09/06/2014	M Cunningham 15 Cyprus Park Belfast BT5 6EA	
Z/2014/0739/F	Amendments to previous planning approval Z/2012/1102/F to include for ground floor covered smoking terrace	23-31 Bradbury Place Belfast Co Antrim BT7 1RR	Full	02/06/2014	02/06/2014	05/06/2014	Wine Inns Ltd c/o agent	studio rogers c/ o The Egg Store 1 Mountsandel Road Coleraine BT52 1JB
Z/2014/0740/LBC	Pre-fabricated external play room adjacent to Derryvolgie House	Derryvolgie House 73 Malone Road Belfast BT9 6SB	Listed Building Consent	03/06/2014	03/06/2014	09/06/2014	Little Hands Little Feet Derryvolgie House 73 Malone Road Belfast BT8 6SB	McClean and Forte Partnership 37 Malone Road Belfast BT9 6RX

Planning Applications deemed valid

For the Period:-03/06/2014 to 09/06/2014

Count : 42

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0741/F	Pre-fabricated external play room adjacent to Derryvolgie House to facilitate existing day nursery	Derryvolgie House 73 Malone Road Belfast BT9 6SB	Full	03/06/2014	03/06/2014	09/06/2014	Little Hands Little feet Derryvolgie House 73 Malone Road Belfast BT9 6SB	McClellan and Forte Partnership 37 Malone Road Belfast BT9 6RX
Z/2014/0742/F	Change of use from The Oat Bar Public House with internal refurbishment to operate a ground floor cafe/bakery, first floor cafe/training kitchen and second floor office and store. A small 2 storey extension to the rear will provide ancillary kitchen space and storage	The Oak Bar 307-308 Grosvenor Road BT12 6BA	Full	30/05/2014	30/05/2014	06/06/2014	The Now Project 428 Springfield Road Belfast BT12 7DU	David Maxwell 12 Ballybaugh Road Newry BT34 1RR
Z/2014/0743/F	Erection of two storey surgery (amendment to previous approval Z/2011/0896/F)	156-158 Ballysillan Road Old Park Belfast BT14 7QR	Full	03/06/2014	03/06/2014	06/06/2014	G Yates c/o agent	Donaldson Planning 50a High Street Holywood BT18 9AE
Z/2014/0744/F	Retrospective change of use from retail unit to taxi booking office	327 Ballysillan Road Belfast BT14 6RE	Full	03/06/2014	03/06/2014	06/06/2014	Sunnigdale Taxis c/o agent	Donaldson Planning 50a High Street Holywood BT18 9AE

Planning Applications deemed valid

For the Period:-03/06/2014 to 09/06/2014

Count : 42

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0747/F	Proposed change of use from hair and beauty salon to hot food takeaway (fish and chip shop)	Unit 2 The Bull Ring Glenalina Pass Belfast BT12 7JZ	Full	03/06/2014	03/06/2014	06/06/2014	Mr s Burns	BT Planning and Design Forsythe House Cromac Square Belfast BT2 8LA
Z/2014/0748/F	Renewal of extant planning permission approval ref Z/2008/2183/F replacement 2 storey dwelling at 62 Quarry Road, including relocation of existing access driveway to 60 Quarry Road and associated gates, gate posts and site works	62 Quarry Road Belfast BT4 2NQ	Full	03/06/2014	03/06/2014	06/06/2014	Patterson 60 Quarry Road Belfast BT4 2NQ	The Boyd Partnership LLP 1 River's Edge 13 Ravenhill Rad Belfast BT6 8DN
Z/2014/0749/F	Proposed new two storey detached dwelling (previously approved Z/2005/1170)	Site adjacent to 20 Ardmore Avenue Belfast BT10 0JP	Full	05/06/2014	05/06/2014	09/06/2014	S Lynch c/o agent	Robert Bryson 18 Gransha park Belfast BT11 8AU
Z/2014/0753/F	Single storey rear W.C. extension	4 Virginia Way Belfast BT7 1DF	Full	04/06/2014	04/06/2014	09/06/2014	Phillip Ralston NIHE 10-16 Hill Street Belfast BT1 2LA	

Planning Applications deemed valid

For the Period:-03/06/2014 to 09/06/2014

Count : 42

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0754/F	Single storey alteration and extension	37 Tweskard Park Belfast BT4 2JY	Full	05/06/2014	05/06/2014	09/06/2014	Mr and Mrs Patterson 37 Tweskard Park Belfast BT4 2JY	Hamilton Architects 3 Joy Street Belfast BT2 8LE
Z/2014/0755/F	Demolition of existing sun room and construction of new single storey extension to rear of dwelling	59 Fairhill Park Belfast BT15 4FY	Full	05/06/2014	05/06/2014	09/06/2014	Thomas Perry 59 Fairhill Park Belfast BT15 4FY	Architectural Design Partnership 12a Hibernian Design Partnership Holywood BT18 9JE
Z/2014/0756/F	Demolition of rear extension and shed, new extension, widened vehicular access and new electric gates	152 Malone Road Belfast BT9 5LJ	Full	05/06/2014	05/06/2014	09/06/2014	McKeever c/o agent	McGarry-Moon Architects 9 Fallahogey Road Kilrea BT51 5ST
Z/2014/0758/LBC	Demolition of existing extension shed, new rear extension, widened vehicular access new electric gates	152 Malone Road Belfast BT9 5LJ	Listed Building Consent	05/06/2014	05/06/2014	09/06/2014	McKeever c/o agent	McGarry-Moon Architects 9 Fallahogey Road Kilrea BT51 5ST
Z/2014/0759/F	Change of use of 1B Erinvale Drive from vacant unit to hot food bar (substitution for approval Z/2013/1056/f at 1c Erinvale Drive)	1b and 1c Erinvale Drive Belfast BT10 0GE	Full	04/06/2014	04/06/2014	09/06/2014	J and G McFarland and Baxter c/o agent	Michael Burroughs Associates 33 Shore Road Holywood BT18 9HX

Planning Applications deemed valid

For the Period:-03/06/2014 to 09/06/2014

Count : 42

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0760/F	Change of use of ground floor to hot food carry out	353 Woodstock Road Belfast BT6 8PT	Full	05/06/2014	05/06/2014	09/06/2014	Raymond Davis 2 Thorndale Park North Carryduff BT8 8HY	Noteman McKee Architects 60 Malone Road Belfast BT9 5ST
Z/2014/0761/DCA	Demolish existing dwelling which has susidence damage, retaining the front wall of the the dwelling for replacement dwelling to be attached to	18 Sans Souci Park Belfast	Demolition within Conservatio n Area	06/06/2014	06/06/2014	09/06/2014	McCusker c/o agent	JWA Design 1 Bramble Grove Newtownabbey BT37 0GE
Z/2014/0762/F	Retrospective application for single storey rear extension , rear dormer and replacement of front windows.	15 Hazelwood Park Newtownabbey BT36 7QB	Full	06/06/2014	06/06/2014	09/06/2014	B Murtagh c/o agent	Paul Moran Architect 18b Drumsamney Road Desertmartin BT45 5LA

**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/2009/0861/O

Applicant B.E.L.B As Agent **Agent** Patricia Mellon C.A.O 40 Academy Street
Belfast
BT1 2NQ

Location Y.M.C.A Lagan Meadows, 58 Knightsbridge Park, Belfast, BT9 5EM

Proposal New 14 class primary school, new childcare centre, extension to existing pavilion, provision of additional ancillary administrative-, multipurpose sports- and changing facilities- buildings, new 3rd generation sports pitch, c/w floodlighting

- 1 The proposal is contrary to the Joint Ministerial Statement of 31 January 2005 on the grounds of prematurity, as the draft Belfast Metropolitan Area Plan 2015 has reached an advanced stage of preparation, and objections have been received to the Metropolitan Development Limit (Belfast) (Designation BT 001) and the Lagan Valley Regional Park (Designation COU 12) of which this site forms a part. The effect of an approval for this proposal, in advance of the final adoption of the Belfast Metropolitan Area Plan 2015, would be prejudicial to the outcome of the plan process.
- 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 will bring substantial community benefit as required by Policy OS 1 of PPS 8.



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

3

Application Ref Z/2011/0726/O

Applicant First Trust

Agent Turley Associates Hamilton House
Joy Street
Belfast
BT2 8LE

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

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

4

Application Ref Z/2012/1162/F

Applicant Dr and Ms Manning and Burns 35
Bridgefield Avenue
Wilmslow
Cheshire
SK9 2JS

Agent Consarc Design Group The Gas
Office
4 Cromac Quay
Ormeau Road
Belfast
BT7 2JD

Location Lands Adjacent to 15 Osborne Park
Belfast
BT9 6JN

Proposal Proposed 2 storey dwelling (Amended Proposal)

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

5

Application Ref Z/2012/1330/F

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

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



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

6

Application Ref Z/2012/1386/F

Applicant J J Magee 286 Cliftonville Road **Agent** N Hudson 533 Oldpark Road
Belfast Belfast
BT14 6LE BT14 6QU

Location 286 Cliftonville Road
Belfast
BT14 6LE

Proposal Change of use from beauticians to hot food takeaway.

- 1 The proposal is contrary to Planning Policy Statement 1 'General Principles' in that, if permitted, it would adversely impact upon residential amenity by way of noise, odours, nuisance, litter and general disturbance.

7

Application Ref Z/2012/1428/DCA

Applicant Queen's University Belfast Estates **Agent** Fleming Mountstephen Planning
Department The Gasworks
Level 5 5 Cromac Avenue
Administration Building Belfast
Belfast BT7 2JA
BT7 1NN

Location 55-63 University Street
101 -111 Botanic Avenue and Queen's University Garage
University Square Mews
Belfast
BT7

Proposal Demolition of 55-63 University Street and Queen's University garage with facade retention of 63 University Street, demolition of 101-11 Botanic Avenue with facade retention of 101-111 Botanic Avenue (to enable development of 12 HMO townhouses and 3 apartments to provide purpose built student accommodation with associated operational development)

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

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

8

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

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

9

Application Ref	Z/2013/0785/F		
Applicant	Not provided	Agent	RPP Architects Ltd 155-157
			Donegall Pass
			Belfast
			BT7 1DT
Location	37-43b Upper Lisburn Road Belfast		
Proposal	Residential development of 16 no units of semi-detached and terraced houses, with associated roads and landscaping		



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

- 10**
- Application Ref** Z/2013/0913/F
- Applicant** Hagan Homes Ltd c/o agent **Agent** AMD Architectural Design 8 Canvy Manor
Drumnacanvy
Portadown
BT36 5LP
- Location** 448a -450 Shore Road
Belfast
BT15 4HD
- Proposal** Conversion of existing first floor premises to 2no apartments
- 1 The proposal is contrary to Planning Policy Statement 1: 'General Principles' in that if approved it would not provide a suitable living environment as potential residents would be adversely affected by noise, vibrations and odours from existing commercial activity at ground floor level.
 - 2 The proposal is contrary to Policy QD 1, Quality in New Residential Development, of Planning Policy Statement 7 (PPS 7) 'Quality Residential Environments' in that the applicant has failed to demonstrate that the proposal will not create conflict with adjacent land uses.

- 11**
- Application Ref** Z/2013/0972/F
- Applicant** Una Somerville-Todd Architects and Planners 2nd Floor Titanic House
6 Queen's Road
Belfast
BT3 9DT **Agent**
- Location** 2 8 10 12 14 Piney Hills and 166 Malone Road Belfast BT9 5NR
- Proposal** Erection of 6 apartments, 5 detached dwellings and residential nursing care home and associated car parking/landscaping and ancillary works. (amended site address)
- 1 The proposal is contrary to Policy QD1 of the Department's Planning Policy Statement 7: Quality residential environments in that 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.

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

12

Application Ref Z/2013/1214/F

Applicant Fiona Loughrey C/o agent **Agent** McGarry Moon Architects Ltd 9
Fallahogey Road
Kilrea
BT51 5ST

Location 50 Malone Park
Belfast

Proposal Renovations and extensions to include demolition of existing rear return and garage, erection of two storey rear return and basement and erection of two storey detached garage with ancillary living accommodation above, associated site works

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

13

Application Ref Z/2013/1293/F

Applicant Belfast City Council c/o agent **Agent** Gregory Architects 4 Crescent
Gardens
Belfast

Location Falls Park
513 Falls Road
Belfast - 125m South of Whiterock Leisure Centre
BT12 5HQ

Proposal Proposed changing pavilion and 3g pitch, with associated perimeter fencing, floodlighting and additional car parking facilities (Amended address).

14

Application Ref Z/2013/1400/F

Applicant Young Heather c/o
11 Knightsbridge Park
Belfast
BT9 5EH **Agent** Inset Architecture & Planning Ltd
Titanic Suites
55-59 Adelaide Street
Belfast
BT2 8FE

Location 11 Knightsbridge Park
Belfast
BT9 5EH

Proposal 2 storey rear extension and additional 1st floor window to front of dwelling.

- 1 The proposal is contrary to Policy EXT 1 Residential Extensions and Alterations in that the scale and massing of the proposal will detract from the appearance and character of the surrounding area.
- 2 The proposal is contrary to Policy EXT 1 Residential Extensions and Alterations in that the proposal poses an overbearing and dominant impact upon the amenity of No 28 Hillside crescent.



Council Deferred items still under consideration Area :- Belfast

15

Application Ref Z/2013/1412/F
Applicant C Greer c/o agent **Agent** Des Ewing Residential Architects
 The Studio
 13 Bangor Road
 Holywood
 BT18 0NU

Location 11 Malone Park
 Belfast
 BT9 6NH

Proposal Two storey rear extension and erection of new garage with entrance gates(Amended Plans)

16

Application Ref Z/2014/0074/F
Applicant J Brady **Agent** GT Design 10 Comber Road
 Carryduff
 BT8 8AN

Location adj to 42 Belmont Church Road Belfast BT4 3FF

Proposal Erection of dwelling - amendment to previous approval Z/2011/0410/F (Amended description and plans)

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

17

Application Ref Z/2014/0282/F
Applicant Jm Thornleigh Ltd c/o agent **Agent** Halliday Ramsey 10 High Street
 Holywood
 BT18 9AZ

Location 104-108 Barnetts Road
 Belfast
 BT5 7BG

Proposal The proposal is for 1 detached dwelling and 12 semi-detached dwellings

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



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

18

Application Ref Z/2014/0401/F

Applicant Anglo Irish Property Co. Ltd c/o agent **Agent** Halliday Ramsay 10 High Street
Holywood
BT18 9AZ

Location Land adjacent to McKinney House
Musgrave Park
Malone Lower
Belfast
BT9 7HZ

Proposal 35 apartments over 6 floors with associated landscaping and car parking

- 1 The proposal is contrary to policy QD1 of the Department's Planning Policy Statement 7: Quality Residential Environments in that it would, if permitted, result in unacceptable damage to the character of the area by reason of overdevelopment of the site due to inappropriate layout and design.

19

Application Ref Z/2014/0455/F

Applicant Little Wing c/o agent **Agent** TAS Planning 29 Linenhall Street
Belfast
BT2 8AB

Location 46-48 Stranmillis Road
Belfast

Proposal Proposed change of use (with associated works) from Class A2 premises to restaurant use including new external deck and seating area to front and side, extract chimney to the front and bin store to rear.

- 1 The proposal is contrary to the Departments' Planning Policy Statement 5 'Retailing and Town Centres and associated Guidance Note 5A : Control of Restaurants and Cafe's - Stranmillis Road in that it would, if permitted, result in a proliferation of such uses in the locality, thereby bringing about a detrimental change in the character and amenity of the area and would undermine the vitality and viability of the Stranmillis local centre.



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

Council Belfast**Date 6/19/14**

ITEM NO	D1			
APPLIC NO	Z/2013/0944/F	Full	DATE VALID	8/16/13
DOE OPINION	REFUSAL			
APPLICANT	Henderson Property Group PO Box 49 Hightown Avenue Newtownabbey	AGENT	Clarman Ltd Lineside House Lineside Coalisland BT71 4LP 028 8774 7900	
LOCATION	Lands at junction of Belmont Road and Pirrie Road and adjacent to 275 Belmont Road Belfast			
PROPOSAL	Proposed neighbourhood shop with petrol filling station facilities, ATM, forecourt canopy and carparking.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	236	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Addendum to PPS 6: Areas of Townscape Character in that the proposal, if permitted, would introduce an unacceptable landuse at this location as the associated activities, infrastructure and layout will have an adverse impact on the character of the Belmont ATC and would detract from the unique character of this established residential area. The associated activities would have the potential to adversely impact on existing residential amenity by way of noise, nuisance and general disturbance.
- 2 The proposal is contrary to Planning Policy Statement 1: General Principles in that, if permitted, result in demonstrable harm to interests of acknowledged importance as it would introduce an unacceptable landuse at this location, with its associated activities, infrastructure and layout and would detract from the character of this established residential area. The associated activities would have the potential to adversely impact on existing residential amenity by way of noise, nuisance and general disturbance.



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

ITEM NO	D2			
APPLIC NO	Z/2013/1086/A	Advertiseme	DATE VALID	9/30/13
DOE OPINION	REFUSAL			
APPLICANT	Quality Tailored Homes Office Suite 1 Cranmore House 613 Lisburn Road Belfast BT9 7GT	AGENT	Quality Tailored Homes Office Suite 1 Cranmore House 613 Lisburn Road Belfast BT9 7GT 028 9261 9328	
LOCATION	Office Suite 1 Cranmore House 613 Lisburn Road Belfast BT9 7GT			
PROPOSAL	Advertisement at 1st floor level			
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 AD1 of Planning Policy Statement 17 Control of outdoor Advertisements in that the proposal if permitted, would harm the visual amenity, character and appearance of the area due to inappropriate siting on the host building and set an undesirable precedent for further similar signage, resulting in further harm to the character of the area.
- 2 The proposal is contrary to policy AD1 of Planning Policy Statement 17: Control of Outdoor Advertisements in that the proposal if permitted, would harm the visual amenity of the surrounding area due to visual clutter caused by the cumulative effect of the proposal when read with other advertisements in the surrounding area.

Schedule of Applications

Criteria for Office Meetings

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

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

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

This page is intentionally left blank

Belfast Council

Applications for Planning Permission

and

Applications deferred from previous meetings

6/19/2014

Council

Date 6/19/14

ITEM NO	1			
APPLIC NO	Z/2006/2924/F	Full	DATE VALID	12/19/2006
DOE OPINION	REFUSAL			
APPLICANT	Mr W Rea Rea Estates 373 Shankill Road Belfast BT13 3AB		AGENT	Hutcheson Irvine Partnership Studio 48 Grays Hill Bangor BT20 3BB 028 91 274420

LOCATION 45-50 Sydney Street West, Edenderry, Belfast

PROPOSAL Residential development of 79 units comprising 38 no. houses and 41 no. apartments. (Amended Scheme).

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	2	0	0		0	
			Addresses	Signatures	Addresses	Signatures
			0	0	0	0

- 1 The Department has recieved insufficient information as required under Article 7 (4) of the Planning General Development Order (NI) 1993 to enable it to fully assess the application.
- 2 The proposal is contrary to Policy FLD 3 of Planning Policy Stateemtn 15: Planning and Flood Risk in that neither a Flood Risk Assessment nor Drainage Assessment were submitted to the Department for consideration.

ITEM NO 2
APPLIC NO Z/2011/0206/F Full **DATE VALID** 2/18/2011
DOE OPINION REFUSAL
APPLICANT Asia Supermarket **AGENT** GMR Architects 3
 St Judes Avenue
 Belfast BT7
 2GZ
 077 6846 2808

LOCATION 189-191 Ormeau Road and 2-24 Agincourt Avenue BT7 1SQ

PROPOSAL Amendment to previous approval (Plan Ref: Z/2007/1769/F). New supermarket, 3No retail units (previously 6 No retail units), 27 No apartments over two floors (previously 41 No apartments over three floors), 110 No car parking spaces on first and second floors (previously 56 No car parking spaces on basement level). One floor of storage and associated offices on basement level (previously on first floor).

REPRESENTATIONS	OBJ Letters		SUP Letters		OBJ Petitions		SUP Petitions	
	0	0	0	0	0	0	0	0
	Addresses		Signatures		Addresses		Signatures	
	0	0	0	0	0	0	0	0

- 1 The proposal is contrary to the Department's Planning Policy Statement 5, Retailing and Town Centres in that insufficient information as required by Article 7 (4) of the Planning (General Development) Order (NI) 1993 has been submitted to adequately demonstrate that the development of this out of centre location would not, if permitted, result in the vitality and viability of existing centres being adversely affected.
 - 2 The proposal is contrary to policy QD1 of the Department's Planning Policy Statement 7 in that insufficient information as required by Article 7 (4) of the Planning (General Development) Order (NI) 1993 has been submitted to adequately demonstrate a satisfactory methodology in the identification and mitigation of the unacceptable risks posed by contamination of the site and ensure that there is no adverse impact on the health and amenity of prospective residents.
-

ITEM NO 3
APPLIC NO Z/2012/0426/F Full **DATE VALID** 4/12/2012
DOE OPINION REFUSAL
APPLICANT The McGinnis Group **AGENT** Michael Burroughs Associates 33 Shore Road Hollywood BT18 9HX

LOCATION PROPOSAL Wellington Square Annadale Embankment Belfast BT7 3LN

Variation of condition 3 (provision and maintenance of parking spaces) of Z/2006/1623/F by removing reference to drawing no. AL(02)001 Rev.A (revised parking layout at the Boulevard) so that the parking spaces approved on The Boulevard are not required to be provided. (Amended Scheme)

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	14	0	0		0	
			Addresses	Signatures	Addresses	Signatures
			0	0	0	0

- 1 The application is contrary to PPS3 (Access, Movement and Parking) AMP7 (car Parking and Servicing Arrangements) in that the removal of the condition will leave a shortfall in parking provision, as detailed in the Departments published guidance, that will prejudice road safety, and significantly inconvenience the flow of traffic in Wellington Square.

ITEM NO 4
APPLIC NO Z/2012/0598/F Full **DATE VALID** 5/21/2012
DOE OPINION APPROVAL
APPLICANT Apex Procurement Group 10 Butcher Street Londonderry BT48 6HL **AGENT** McAdam Design Limited 1C Montgomery House Castlereagh Business Park 478 Castlereagh Road Belfast BT5 6BQ 028 9040 2000

LOCATION Lands adjacent to Duncairn Gardens incorporating Hillman Street Upper Meadow Street Spamount Street Lepper Street and Stratheden Street Belfast BT15

PROPOSAL Amended layout and two new house types - Demolition of 211 houses at Upper New Lodge to provide 89 social houses of mixed occupancy levels.

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	0	0	0		0	
			Addresses	Signatures	Addresses	Signatures
			0	0	0	0

ITEM NO	5				
APPLIC NO	Z/2013/0003/F		Full	DATE VALID	1/2/2013
DOE OPINION	APPROVAL				
APPLICANT	Belfast Health and Social Care Trust Belfast City Hospital A Floor Lisburn Road Belfast BT9 7AB			AGENT	URS Beechill House Beechill Road Belfast BT8 7RP 02890706516
LOCATION	Belfast City Hospital Lisburn Road Belfast				
PROPOSAL	New Plant Room to contain water storage tanks				
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions
	0	0	0	0	0
			Addresses	Signatures	Addresses Signatures
			0	0	0 0

ITEM NO	6				
APPLIC NO	Z/2013/0173/F		Full	DATE VALID	2/12/2013
DOE OPINION	REFUSAL				
APPLICANT	Sebastian Fechette 26 Botanic avenue Belfast			AGENT	Rosetta Design Services Ltd 354 Ormeau Road Belfast BT7 3HW
LOCATION	26 Botanic Avenue Belfast				
PROPOSAL	Use of ground floor as restaurant and hot food carry out.				
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions
	0	0	0	0	0
			Addresses	Signatures	Addresses Signatures
			0	0	0 0

- 1 The proposal is contrary to Planning Policy Statement 1, General Principles and DCAN 4 in that the use would, if permitted, harm the living conditions of the flat above through noise, odours, nuisance and general disturbance resulting in a loss of residential amenity.
-

ITEM NO	7			
APPLIC NO	Z/2013/0661/F	Full	DATE VALID	6/13/2013
DOE OPINION	REFUSAL			
APPLICANT	Ms Maura Milligan		AGENT	Donaldson Planning 50a High Street Holywood BT18 9AE 018 9042 3320

LOCATION

The Chippie 133 Stranmillis Road Belfast BT9 5AJ

PROPOSAL

Retrospective change of use of ground floor to restaurant with hot food take away

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- The proposal is contrary to the Departments' Planning Policy Statement 5 'Retailing and Town Centres and associated Guidance Note 5A : Control of Restaurants and Cafe's - Stranmillis Road in that it would, if permitted, result in a proliferation of such uses in the locality, thereby bringing about a detrimental change in the character and amenity of the area and would undermine the vitality and viability of the Stranmillis local centre.
-

ITEM NO 8
APPLIC NO Z/2013/0961/LBC
DOE OPINION **CONSENT**
APPLICANT Belfast City Council Adelaide Exchange 24-26 Adelaide Street Belfast BT2 8D
AGENT Hall Black Douglas 152 Albertbridge Road Belfast BT5 4G
 Listed Buildir **DATE VALID** 8/29/2013
 028 9045 0681

LOCATION

PROPOSAL The Tropical Ravine Botanic Gardens Belfast BT9 5AB
 Alterations to include new glass porch entrance to the side, restoration of brick work, steel superstructure, new windows and roof, provision of new services, lift and w.c's, new M&E installations . Reconstruction/widening of both internal and external pathways, provision of new external paths, associated landscaping and temporary road surface. (amended description and drawings)

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	1	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO 9
APPLIC NO Z/2013/0966/F
DOE OPINION **APPROVAL**
APPLICANT Belfast City Council Adelaide Exchange 24-26 Adelaide Street Belfast BT2 8GD
AGENT Hall Black Douglas Architects 152 Albertbridge Road Belfast BT5 4GS
 Full **DATE VALID** 8/29/2013
 028 9045 0681

LOCATION

PROPOSAL The Tropical Ravine Botanic Gardens Belfast
 Alterations to include new glass porch entrance to the side, restoration of brick work, steel superstructure, new windows and roof, provision of new services, lift and w.c's, new M&E installations . Reconstruction/widening of both internal and external pathways, provision of new external paths, associated landscaping and temporary road surface. (amended description and drawings)

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	1	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO 10
APPLIC NO Z/2013/1248/F Full **DATE VALID** 10/28/2013
DOE OPINION APPROVAL
APPLICANT Property Management Services 3 **AGENT** Clarman Ltd Unit 1
Duncrue Place Belfast BT3 33 Dungannon
9BU Road
Coalisland
BT714hp
028 8774 7900

LOCATION
78-80 Sandy Row & 22-32 Wellwood Street Belfast

PROPOSAL
Proposed supermarket

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	0	0	0		0	
			Addresses	Signatures	Addresses	Signatures
			0	0	0	0

ITEM NO 11
APPLIC NO Z/2013/1271/F Full **DATE VALID** 10/30/2013
DOE OPINION APPROVAL
APPLICANT Tesco Stores Ltd Cirrus House **AGENT** Edgeplan Limited
Falcon Way Shire Park Forsyth House
Welwyn Garden City AL7 1AB Cromac Square
Belfast BT2
8LA
0161 228 2226

LOCATION
34-36 University Road Belfast BT7 1NH

PROPOSAL
New shopfront to facade and provision of replacement plant and equipment and ATM
(Amended Proposal T Plans)

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	1	0	0		0	
			Addresses	Signatures	Addresses	Signatures
			0	0	0	0

ITEM NO 12
APPLIC NO Z/2013/1278/F Full **DATE VALID** 11/1/2013
DOE OPINION APPROVAL
APPLICANT Healthcare Ireland Belfast Ltd c/o **AGENT** Donaldson
 Agent Planning 50A High Street
 Hollywood BT18
 9AE
 028 9042 3320

LOCATION

Lands adjacent to Holy Cross Church 432 Crumlin Road Belfast BT14 7GE

PROPOSAL Proposed 76 bed care home with associated car parking and landscaping accessed off Crumlin Road (Amended parking and road layout)

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	0	0	Addresses	Signatures	Addresses	Signatures
			0	0	0	0

ITEM NO 13
APPLIC NO Z/2013/1365/F Full **DATE VALID** 11/22/2013
DOE OPINION APPROVAL
APPLICANT Belfast City Council **AGENT** Todd Architects and Planners 2nd Floor Titanic House 6 Queen's Road Belfast BT3 9DT
 028 9024 5587

LOCATION

Land bounded by Waterfront Hall 2 Lanyon Place and the River Lagan Belfast BT1 3WH

PROPOSAL New conference and exhibition facilities augmenting the existing Waterfront hall and incorporating multi-functional spaces, ancillary dining facilities, offices and storage and associated infrastructure and site works.

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	2	1	Addresses	Signatures	Addresses	Signatures
			0	0	0	0

ITEM NO 14
APPLIC NO Z/2013/1483/F Full **DATE VALID** 12/20/2013
DOE OPINION APPROVAL
APPLICANT Benmore Developments (NI) Ltd **AGENT** Consarc Design
 Rushmore House 46 Cadogan Group 4 Cromac
 Park Belfast BT9 6HH Quay Belfast
 BT7 2JD
 02890828400

LOCATION

89 and 89a Knock Road Belfast BT5 6LF

PROPOSAL Demolition of 2no detached dwellings and erection of 9 no detached dwellings with associated roads and landscaping.

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	0	1	0	0	0	0
			Addresses	Signatures	Addresses	Signatures
			0	0	0	0

ITEM NO 15
APPLIC NO Z/2013/1518/F Full **DATE VALID** 12/20/2013
DOE OPINION APPROVAL
APPLICANT The Richland Group c/o agent **AGENT** Clyde Shanks Ltd
 5 Oxford Street
 Belfast BT1
 3LA
 02890 434393

LOCATION

65-71 Dublin Road Belfast BT2 7HE

PROPOSAL Erection of 9 storey building comprising ground floor cafe with mezzanine level and apartments above with ancillary space including basement, servicing and lobby areas (amended description).

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	0	1	0	0	0	0
			Addresses	Signatures	Addresses	Signatures
			0	0	0	0

ITEM NO 16
APPLIC NO Z/2014/0151/A
DOE OPINION REFUSAL
APPLICANT Adam Bartel 70 Willowfield Drive
 Belfast BT6 8HN

Advertisement **DATE VALID** 2/7/2014
AGENT

NA

LOCATION

418 Newtownards Road Belfast BT4 1HH

PROPOSAL

Banner and vertical sign

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	0	0	Addresses	Signatures	Addresses	Signatures
			0	0	0	0

- 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 due to inappropriate scale and proportions.
- 2 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

ITEM NO 17
APPLIC NO Z/2014/0302/F
DOE OPINION APPROVAL
APPLICANT E O'Connor 5 Piney Lane
 Belfast BT9 5QS

Full **DATE VALID** 3/4/2014
AGENT James McKernan
 31 Beechill Road
 Belfast BT8
 7PT
 07876688160

LOCATION

25 Viewfort Park Dunmurry Belfast BT17 9JY

PROPOSAL

Demolition of an existing dwelling house and garage and construction of 2no detached dwelling houses and associated site works

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	2	0	Addresses	Signatures	Addresses	Signatures
			0	0	0	0

ITEM NO 18
APPLIC NO Z/2014/0311/F Full **DATE VALID** 3/6/2014
DOE OPINION APPROVAL
APPLICANT FR Ventures Ltd c/o Agent **AGENT** TSA Planning 29
 Linenhall Street
 Belfast BT2
 8AB
 028 9043 4333

LOCATION

18 Irwin Avenue Belfast BT4

PROPOSAL Proposed change of use and alterations/extension to existing residential property to provide House in Multiple Occupation for 6 no. bedrooms (Amended Description)

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	26	0	0		0	
			Addresses	Signatures	Addresses	Signatures
			0	0	0	0

ITEM NO 19
APPLIC NO Z/2014/0472/LBC Listed Buildir **DATE VALID** 4/8/2014
DOE OPINION CONSENT
APPLICANT Assembly Coffee Ltd 33 Massey Avenue Belfast BT4 2JT **AGENT** Hardy Planning and Design 11
 Stockbridge Park
 Donaghadee
 BT21 0QH
 0289188 3580

LOCATION

Storm in a Teacup 33 Massey Avenue Belfast BT4 2JT

PROPOSAL Retrospective planning permission for a roof mounted extraction fan to flat roof over existing kitchen

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	2	0	0		0	
			Addresses	Signatures	Addresses	Signatures
			0	0	0	0

ITEM NO 20
APPLIC NO Z/2014/0480/F Full **DATE VALID** 4/8/2014
DOE OPINION APPROVAL
APPLICANT Assembly Coffee Ltd 33 Massey Avenue Belfast BT4 2JT **AGENT** Hardy Planning and Design 11 Stockbridge Park Donaghadee County Down BT21 0QH 028 9188 3580

LOCATION

PROPOSAL Storm in a Tea Cup 33 Massey Avenue Belfast BT4 2JT
 Retrospective planning permission for a roof mounted extraction fan to flat roof over existing kitchen

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	2	0	0		0	
			Addresses	Signatures	Addresses	Signatures
			0	0	0	0

ITEM NO 21
APPLIC NO Z/2014/0552/A Advertisement **DATE VALID** 4/24/2014
DOE OPINION REFUSAL
APPLICANT Mr Bryan Orr 5 Larne Road Ballynure BT39 9UA **AGENT** Beechview Developments Ltd 5 Larne Road Ballynure BT39 9UA 028 9334 1666

LOCATION

PROPOSAL 21 Social 1 Hill Street Belfast BT1 2LA
 Self adhesive vinyl with clear self adhesive laminate

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 Policy AD1 of the Department's Planning Policy Statement (PPS) 17, 'Control of Outdoor Advertisements', in that the proposed sign, if permitted, would be of an inappropriate scale that would dominate the host building and have a detrimental impact on the visual amenity on the character and appearance of the surrounding area.
- 2 The proposal is contrary to Policy BH13 of Planning Policy Statement 6 'Planning, Archaeology and the Built Heritage' in that it would, if permitted, be visually dominant and would adversely affect the character and appearance of the Cathedral Conservation Area.
- 3 The proposal is contrary to Policy BH 11 of Planning Policy Statement 6 'Planning, Archaeology and the Built Heritage' in that it would, if permitted, detract from the character and setting of adjacent listed buildings by reason of its inappropriate detailed design, scale and height.

ITEM NO	22			
APPLIC NO	Z/2014/0553/F	Full	DATE VALID	4/24/2014
DOE OPINION	REFUSAL			
APPLICANT	Knockview Ltd		AGENT	John Kirkpatrick Architect 20 Ballyknockan Road Saintfield BT24 7HJ 028 9081 2806

LOCATION

Site to the rear of 23 Knock Road Belfast BT5 6LA

PROPOSAL

2 No. dwellings (2 storey semi-detached)

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	6	0	0		0	
			Addresses	Signatures	Addresses	Signatures
			0	0	0	0

- 1 The proposal is contrary to policy QD1 of the Department's Planning Policy Statement 7 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. The proposal would be harmful to the living conditions of prospective residents through insufficient private amenity space and loss of privacy by overlooking from neighbouring properties resulting in a loss of residential amenity. The proposal would fail to provide a quality and sustainable residential environment.
 - 2 The proposal is contrary to policy QD1 of the Department's Planning Policy Statement 7 in that the proposal would, if permitted, be harmful to the living conditions of existing residents through loss of amenity space resulting in unacceptable levels of hardsurfacing, dominance, and result in poor outlook due to inappropriate layout and design. The proposed development would therefore fail to create a quality residential environment.
 - 3 The development is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 3 'Access to Protected Routes' in that it would, if permitted, result in the intensification of an existing vehicular access onto a Protected Route (A55 Knock Road), thereby prejudicing the free flow of traffic and conditions of general safety.
 - 4 The proposal is contrary to policy QD1 of the Department's Planning Policy Statement 7 in that the proposal would, if permitted, be located in an area of poor air quality and appropriate mitigation measures have not been demonstrated to ensure that there is no adverse impact on the health and amenity of prospective residents.
-

ITEM NO 23
APPLIC NO Z/2014/0574/DCA
DOE OPINION REFUSAL
APPLICANT Hawksdale LTD 17 Croft Road
 Holywood BT18 0PB

Demolition w **DATE VALID** 4/30/2014
AGENT Blackstaff
 Architects 2
 College House
 Citylink Durham
 Street Belfast
 BT12 4HD
 028 9024 6260

LOCATION

12 Deramore Park Belfast BT9 5JT

PROPOSAL

Existing outbuilding to rear to be demolished.

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	13	0	0	0	0	0
			Addresses	Signatures	Addresses	Signatures
			0	0	0	0

- 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 make 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 their demolition.

ITEM NO 24
APPLIC NO Z/2014/0576/F Full **DATE VALID** 4/30/2014
DOE OPINION REFUSAL
APPLICANT Hawksdale Ltd 17 Croft Road **AGENT** Blackstaff
 Hollywood BT18 0PB College House
 Durham Street
 Belfast BT12
 4HQ
 028 9024 6260

LOCATION

12 Deramore Park Belfast BT9 5JT

PROPOSAL Demolition of outbuildings, retention and conversion of garage with new build extensions as 2 dwellings

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	13	0	0	0	0	0
			Addresses	Signatures	Addresses	Signatures
			0	0	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 character as its scale, form, massing and proportions is 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 and cause damage to existing trees.
 - 2 The proposal is contrary to Planning Policy Statement 6 - Planning, Archaeology and the Built Heritage, Policy BH12 in that it would, if permitted, harm the character of the Malone Conservation Area through inappropriate layout resulting in detrimental backland development which would set a precedent for similar proposals.
 - 3 The proposal is contrary to Policy QD1 of the Departments Planning Policy Statement 7: Quality Residential Environments and DCAN 8 in that the proposed development does not include adequate provision for private amenity space and if permitted, cause unacceptable damage to residential amenity through an inappropriate layout which poses dominance and overbearing.
-

ITEM NO 25
APPLIC NO Z/2014/0596/F Full **DATE VALID** 5/6/2014
DOE OPINION REFUSAL
APPLICANT Mastercraft Construction Ltd c/o agent **AGENT** studiorogers c/o The Egg Store 1 Mountsandel road Coleraine BT52 1JB
 028 7032 9090

LOCATION

342 Stranmillis Road Belfast BT9 5ED

PROPOSAL Proposed residential development to include 2 no semi-detached dwellings on Stranmillis Road and 2 no. semi-detached dwellings facing Hillside Drive.

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	7	0	0	0	0	0
			Addresses	Signatures	Addresses	Signatures
			0	0	0	0

- 1 The proposal is contrary to policy QD1 of the Department's Planning Policy Statement 7: Quality Residential Environments and associated guidance in that it would, if permitted, result in unacceptable damage to the local character, residential amenity and environmental quality of this residential area by reason of a development that fails to respect the surrounding context and results in overdevelopment of the site as well as providing poor outlook for future residents, would result in unacceptable overlooking to existing properties and would set an undesirable precedent for similar development along Stranmillis Road.
- 2 The proposal is contrary to the Departments Addendum to Planning Policy Statement 7: Safeguarding the Character of Established Areas Policy LC1 in that the proposed pattern of development is not in keeping with the overall character and environmental quality of the established residential area.

ITEM NO 26
APPLIC NO Z/2014/0607/F Full **DATE VALID** 5/9/2014
DOE OPINION APPROVAL
APPLICANT S Carpaci 13 Balfour Avenue Belfast BT7 3EU **AGENT** Ronan Downey RIBA 65 Eglantine Avenue Belfast BT9 6EW
 07751 282038

LOCATION

113-115 Ormeau Road Belfast BT7 1SH

PROPOSAL Retrospective permission for use of land as carwash

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	0	0	0	0	0	0
			Addresses	Signatures	Addresses	Signatures
			0	0	0	0

ITEM NO 27
APPLIC NO Z/2014/0609/A
DOE OPINION REFUSAL
APPLICANT Lida Fartash 36 Rosevale
 Avenue Drumbeg Belfast
 BT17 9AE

Advertisement **DATE VALID** 5/9/2014

AGENT

NA

LOCATION

246-248 Ravenhill Road Belfast BT6 8GJ

PROPOSAL

Banner

REPRESENTATIONS	OBJ Letters		SUP Letters		OBJ Petitions		SUP Petitions	
	0	0	0	0	Addresses	Signatures	Addresses	Signatures
	0	0	0	0	0	0	0	0

- 1 The proposal is contrary to Policy AD1 of Planning Policy Statement 17 Control of outdoor Advertisements in that the proposal if permitted, would harm the visual amenity, character and appearance of the area due to inappropriate siting on the host building, scale and proportions.
- 2 The proposal is contrary to Policy ATC3 of Planning Policy Statement 6 (Addendum) Areas of Townscape Character in that the proposal if permitted would detract from the overall character and appearance of the area. And would set an undesirable precedent for further similar signage, resulting in further harm to the character of the area.