

NOTICE OF OPINION
REFUSAL OF PLANNING PERMISSION
Planning Act (Northern Ireland) 2011

Application No: **LA04/2021/1317/F**

Date of Application: **19 May 2021**

Site of Proposed Development: 450 and 448 Lisburn Road Belfast BT9 7GX.
Description of Proposal: Demolition of existing dwellings and erection of two new dwellings and associated site works.

Applicant: Kevin McGarrity

Drawing Ref: 01, 02, 03(Rev C), 04(Rev A), 05(Rev A), 06(Rev B), 07(Rev B), 08, 09, 10, 11, 12, 13, 14(Rev A), 15, 16

1. The proposal would result in the demolition of two existing dwellings that make a material contribution to the character and appearance of the Conservation Area. The proposed replacement dwellings would be of an inappropriate footprint, scale and alignment. The proposal would fail to preserve the character and appearance of the Conservation Area, contrary to Policy BH2 of the Belfast Local Development Plan: Plan Strategy 2035, paragraph 6.12 of the Strategic Planning Policy Statement (SPPS) and Malone Park Conservation Design Guide.
2. The proposal, by reason of its footprint, scale and alignment, would harm the setting of No. 1a Malone Park, a Grade B2 Listed Building. The proposal is contrary to Policy BH1 of the Belfast Local Development Plan: Plan Strategy 2035, the Strategic Planning Policy Statement and Malone Park Conservation Design Guide.

3. The proposal is contrary to Policy RD1, criterion a and Appendix B of the Plan Strategy as the proposed residential development is not in accordance with general urban design policies, represents over-development of the site and fails to conform with the definition of an Established Residential Area in the Plan Strategy.

Date: 21 May 2024

Authorised Officer



Regional Planning Policy & Casework Directorate