

Council Deferred items still under consideration Area :- Belfast

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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/2010/0838/F

Applicant MCM Property Services c/o 22 **Agent**
Annadale Avenue
Belfast
BT7 3JJ

Location Ground floor of 165 Ormeau Road and 1st and 2nd floor of 165-169 Ormeau Road
Belfast

Proposal Change of use to back packers hostel (30 beds)

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Application Ref Z/2010/1632/O
Applicant Mr Eamon McHugh
Agent Andrew Nesbitt Architects Carnegie Studio
121 Donegall Road
Belfast

Location Land bounded by Library Street
Stephen Street and Kent Street
Belfast
BT1 2JJ

Proposal Demolition of existing warehouse and construction of eight storey residential development comprising 93 apartments with basement parking below and associated landscaping (amended plans).

4

Application Ref Z/2010/1673/F
Applicant Ms Rebecca Shaw
Agent www.niplanningpermission.co.uk 25
Beechlawn Avenue
Dunmurry
BT17 9NL

Location 52
The Boulevard
Belfast
BT7

Proposal Change of use from existing residential dwelling to proposed house of multiple occupancy - HMO

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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.

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Application Ref Z/2011/0195/F

Applicant Kevin Doran 9 Knocksticken Road **Agent** HD Design 3 Bannview Road
Clough Banbridge
Downpatrick BT32 3RL

Location 15 Belgravia Avenue
Lisburn Road
Belfast.

Proposal Proposed conversion of dwelling into 3no. self contained apartments.

- 1 The proposal is contrary to EXT 1 in that the proposal would result in a significant loss of amenity for both surrounding and prospective residents
- 2 The proposal is contrary to Policy LC2 in that the first 3 criteria are breached.

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Application Ref Z/2011/0413/F

Applicant Lincoln Property Services **Agent** M C Logan Architects 49 Belmont Road
Belfast
BT4 2aa

Location 77a
b
c
Malone Avenue
Belfast
BT9 6EP

Proposal Rear extension, alterations to front elevation and internal alterations to 3No. apartments in multiple occupation

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Application Ref Z/2011/0691/F

Applicant Stephen Kelly 23 Eglantine Avenue **Agent**
Lisburn Road
Belfast
BT9 6DW

Location 101d Malone Avenue Belfast BT9 6EQ

Proposal Proposed conversion of existing store to single residential unit

- 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 cause unacceptable damage to residential amenity which would harm the living conditions of prospective residents through poor outlook.
- 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 the original property is not greater than 150 square metres gross internal floorspace;

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Application Ref Z/2011/0904/F

Applicant Strand Cabs 25 Mountforde Road **Agent** Kevin Fennel Design 2a Dorchester Park
Belfast
BT5 4GJ Belfast
BT9 6RH

Location Site adjoining 25 Mountforde Road
Belfast
BT5 4GJ

Proposal Erection of temporary portacabin for taxi booking office (retrospective)

- 1 The proposal, if permitted, would adversely impact on the character and appearance of the area by reason of inappropriate siting and design and would be harmful to the living conditions of existing residents through noise, nuisance, and general disturbance, resulting in a loss of residential amenity.
- 2 The proposal is contrary to the Departments Planning Policy Statement 8 Open Space, Sport and Outdoor Recreation in that the development would, if permitted, result in the loss of existing open space.

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Application Ref Z/2011/1077/F

Applicant Cloughogue Enterprises Ltd c/o agent **Agent** Pragma Planning 8 Meadowlands
Jordanstown Road
Newtownabbey
BT370UR

Location 311 Cavehill Road
Belfast
BT15 5EY

Proposal Demolition of existing estate agents building and erection of new building containing new estate agents office and 4no apartments over.

- 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 local character, residential amenity and environmental quality of the area by reason of over development resulting in:
 - A development that fails to respect the surrounding context and the characteristics of the site in terms of layout, scale, form, design and results in overdevelopment of the site.
 - Inadequate provision of private amenity space for prospective residents.
 - Inadequate bin storage
 - Inadequate parking provision.
- 2 The proposal is contrary to Policy LC 1 of the Department's Addendum to Planning Policy Statement 7: 'Safeguarding the Character of Established Residential Areas', in that the pattern of development is not in keeping with the overall character and environmental quality of the established residential area.

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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.

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Application Ref Z/2011/1234/F

Applicant Sajid Arafat **Agent** Drawing and Planning Services 22
Dhu Varren Crescent
Belfast
BT13 3FL

Location 790 Springfield Road
Belfast

Proposal Change of use from retail outlet to fast food carryout.

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Application Ref Z/2012/0010/F

Applicant Keith 111 Wandsworth Road **Agent** James Neill Architects 2014a
Belfast Ballycorr Road
BT4 3LU Ballyclare
BT39 9UG

Location 111 Wandsworth Road Belfast BT4 3LU

Proposal Erection of 2 storey extension to rear of dwelling

- 1 The proposal is contrary to Policy EXT 1 of Addendum to Planning Policy Statement 7: Residential Extensions and Alterations in that the proposal is detrimental to the living conditions of No 109 Wandsworth Road by way of overshadowing and dominance.