

## 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/2010/0568/F

**Applicant** Mr Cooper C/O Agent **Agent** Robert Gilmour Architects 86  
Stranmillis Road  
Stranmillis  
Belfast  
BT9 5AD

**Location** 3 Sunningdale Gardens, Belfast, BT14 6SE

**Proposal** Replacement of existing dwelling with two detached dwellings and one pair of semi-detached dwellings within gated mews type development (Revised Scheme).

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

3

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

**Applicant** Orchard House Nursing Home 2  
Cherryvalley Park  
BT5 6PL

**Agent** MBArchitecture Ltd 6 Woodland  
Avenue  
Lisburn  
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/2011/0195/F

**Applicant** Kevin Doran 9 Knocksticken Road  
Clough  
Downpatrick

**Agent** HD Design 3 Bannview Road  
Banbridge  
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.



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

8

**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. (Amended Plans)

- 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.

9

**Application Ref** Z/2011/1190/F

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

**Location** Springfield Builders Supplies  
23-25 Springfield Crescent  
Belfast  
Co Antrim  
BT12 7EJ

**Proposal** Demolition of all existing structures and the construction of 6no 3 bedroom and 3no 4 bedroom houses with associated landscaping and car parking

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

10

**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.

11

**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.

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

**12**

**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.

**13**

**Application Ref** Z/2012/0229/F

**Applicant** Issy McManus 77 Knockeden Park      **Agent** Surveying and Architectural Mangmt  
Belfast      40a Drumsnade Road  
BT6 0JG      Ballynahinch  
Co Down  
BT24 8NG

**Location** Adjacent to 77 Knockeden Park  
Belfast  
BT6 0JG

**Proposal** Redevelopment of rear garden space to provide new detached dwelling

- 1 The proposal is contrary to Planning Policy Statement 7 - Policy QD1 in that it represents an overdevelopment of the site, with insufficient private amenity provision and would have a detrimental impact on neighbouring properties due to overlooking, loss of light and dominance.