

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
Linenhall Street
Belfast
BT2 8BG

RPP Architects Ltd 155-157
Donegall Pass
Belfast
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/2009/1737/F

Applicant Limetree Retirement Homes C/o **Agent**
Agent

Harry Rolston Chartered Architect
49 Lisleen Road
Belfast
BT5 7SU

Location 18 Denorrton Park, Strandtown, Belfast, Northern Ireland, BT04 1SF

Proposal Demolition of 18 Denorrton Park and the proposed residential development of 12 'eco' apartments for the elderly (Revised Proposal)

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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/2011/1013/F
Applicant Vodafone UK LTD
Agent Mono Consultants The Mount
2 Woodstock Link
Belfast
BT6 8DD
Location Footpath at junction of Ormeau Road and Knockbreda Park
Belfast
BT7 3HX
Proposal Telecommunications development comprising of 1 no. 13.8m high CU Phosco MK3 Streetworks Pole with 6 no. Vodafone and Telefonica antennas within a shroud, 1 no. Harrier equipment cabinet and 1 no. Alifabs meter pillar (amended proposal)

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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. (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.

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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/2011/1441/F

Applicant Hugh Maguire **Agent** McAuley Rowan Design 2 Millreagh
Dundonald
BT16 1TJ

Location 46 Shandon Park
Belfast

Proposal Demolition of existing dwelling and garage, erection of replacement dwelling, garage and
ancillary garden room (Amended Proposal).

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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.

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Application Ref Z/2012/0148/A

Applicant Fernhill Properties (NI) Ltd 12 **Agent** Like Architects 34 Bedford Street
Wellington Place
Belfast
BT1 6GE Belfast
BT2 7FF

Location College Court
King Street
Belfast
BT1 6BF

Proposal PVC Mesh Banner

- 1 The proposal is contrary to policy AD1 of Planning Policy Statement 17 - Control of Outdoor Advertisements and Policy BH13 of Planning Policy Statement 6 - Planning, Archaeology and the Built Heritage in that it would, if permitted, be unduly prominent on the host building by virtue of its size, appearance and form and will adversely affect the character, appearance and setting of Belfast City Centre Conservation Area, creating an unduly prominent and intrusive feature in the streetscene, thus harming the visual character of the area. It would also set an undesirable precedent for further similar displays, resulting in a change to the character of the area.

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Application Ref Z/2012/0229/F

Applicant Issy McManus 77 Knockeden Park **Agent** Surveying and Architectural Mangmt
Belfast BT6 0JG 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.

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Application Ref Z/2012/0262/A

Applicant McDonalds Restaurant LTD 11-59 **Agent** Planware LTD The Granary
High Road 37 Walnut Tree Lane
East Finchley Sudbury
London CO10 1B
N2 8AW

Location McDonalds Restaurant LTD
Westwood Centre
Kennedy Way
Belfast
BT11 9BQ

Proposal 1 No. height restrictor and 6 no freestanding signs