

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/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.

4

Application Ref Z/2011/0904/F

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

Location Site adjoining 25 Mountforde Road
Belfast
BT5 4GJ

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

- 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/2011/1030/F

Applicant Kevin McKinney 10 Church Road **Agent** Premier Building Design 1st Floor
Helens Bay Unit 3
Bangor Wallace Studios
BT19 1TP 27 Wallace Avenue
Lisburn
BT27 4AE

Location 39
41 and 43 Priory Park Belfast BT10 0EA

Proposal Proposed 4 no. replacement 3 storey townhouses with associated carparking

6

Application Ref Z/2011/1120/F

Applicant Lissan Coal Company LTD 16 **Agent** Taggart Design 133a Coolreaghs
Churchtown Road Road
Lissan Cookstown
Cookstown Co Tyrone
BT80 9XD BT80 9QD

Location 112-114 Great Victoria Street
Belfast

Proposal Redevelopment of vacant lands (previously a service station and forecourt) for an unattended 24 hour operating filling station (incorporating new canopy, 5 fuel dispensers, new underground fuel tanks, upgraded associated site works and site boundaries and public ATM (amended proposal).

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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/2011/1280/F

Applicant Clear Homes c/o agent **Agent** M. C. Logan Architects 73a Belmont
Road
Belfast
BT4 2AA

Location Macrory Memorial Presbyterian Church
Duncairn Gardens
Belfast
BT15 2GN

Proposal Change of use from church building to 2no hot food takeaways with alterations to front elevation

- 1 The proposal would if approved be detrimental to the residential amenity of the immediate area by virtue of noise and nuisance.

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Application Ref Z/2011/1344/A

Applicant Robert Jebb Fawcett & Co 1 Falcon Way
Boucher Road
Belfast
BT12 6SQ

Agent John Palmer - Architect Mount
Business CTR
2 Woodstock Link
Belfast
BT6 8DD

Location Grass verge at corner of Apollo Road/Boucher Road Junction
at corner of 26-28 Boucher Road
Belfast
BT12

Proposal Free-standing road-side graphic sign (8m x 2m)

- 1 The advertisement is contrary to Planning Policy Statement 17: Control of Outdoor Advertisements, and if permitted, would lead to visual clutter at the junction of Boucher Road and Apollo Road, when read in conjunction with existing signs. This excessive number of advertisements is untidy and would have an adverse impact on the general character of the area.

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Application Ref Z/2011/1346/A

Applicant Robert Jebb Fawcett & Co 1 Falcon Way
Boucher Road
Belfast
BT12 6SQ

Agent John Palmer - Architect Mount
Business CTR
2 Woodstock Link
Belfast
BT6 8DD

Location Grass verge located approx 140m South of Apollo Road/Boucher Road junction
in front of 26-28 Boucher Road
Belfast
BT12

Proposal 2no free-standing road-side graphic signs

- 1 The advertisement is contrary to Planning Policy Statement 17: Control of Outdoor Advertisements, and if permitted, would lead to visual clutter in the general area, when read in conjunction with existing signs. This excessive number of advertisements is untidy and would if permitted have an adverse impact on the character of the area.

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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

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/2012/0165/F

Applicant Belfast Education and Library Board **Agent**
40 Academy Street
Belfast
BT1 2NQ

Location Forge Integrated Primary School. 40 Carolan Road
Belfast
BT7 3HE

Proposal Alterations to existing car park and installation of a pedestrian gate incorporated into the boundary fence

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Application Ref Z/2012/0236/F

Applicant Vodafone UK Limited **Agent** Mono Consultants Limited The Mount
2 Woodstock Link
Belfast
BT6 8DD

Location Footpath of Limestone Road
approximatley 60m north west of junction of Limestone Road and Cosgrove Heights
Belfast

Proposal Telecommunications development comprising of swapping existing 14.8m MK3 streetworks pole with 6No. antennas within a shroud for a 15m jupiter 811E2 streetworks pole with 9No. antennas within a shroud (relocated approximately 4m south east) and adding 1 No. lancaster equipment cabinet

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Application Ref Z/2012/0250/F

Applicant Vodafone UK Limited c/o agent **Agent** Mono Constlants Limited The Mount
2 Woodstock Link
Belfast
BT6 8DD

Location Footpath of Alliance Avenue
opposite junction of Alliance Avenue and Etna Drive
Belfast
BT14 7NW

Proposal Telecommunications development comprising of 1no 14.8m high CU Phosco MK3 Streetworks pole with 6no Vodafone and Telfonica antennas within a shroud, 1no Vulcan equipment and 1No Alifabs meter pillar

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Application Ref Z/2012/0290/O

Applicant Joseph Maginness 28 Shaneen **Agent**
Park
Belfast
BT14 8JP

Location 28 Shaneen Park
Belfast
BT14 8JP

Proposal Erection of 1No. detached dwelling with associated site works

- 1 The proposal is contrary to Policy QD1 of Planning policy Statement 7: Quality Residential Environments in that it involves overdevelopment of the site and would if permitted result in unacceptable damage to the local character, residential amenity and environmental quality of this residential area,
- 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.