

## 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/2010/1629/F

**Applicant** Nunzio Liberante **Agent** Coogan and Co 3 Glengall Street  
Belfast  
BT12 5AB

**Location** 484 Upper Newtownards Road  
Belfast

**Proposal** Temporary car wash with office and storage container with new boundary fencing.  
(Retrospective) (amended drawing)

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

3

**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/2011/0902/F

**Applicant** T Reynolds 14 Upper Lisburn Road      **Agent** James McKernan Chartered Architect 31 Beechill Road  
Belfast      Belfast  
BT10 0AA      BT8 7PT

**Location** 46 Sicilly Park  
Belfast  
BT10 0AL

**Proposal** Erection of two storey garage with new access from Priory Gardens

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

**5**

**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.

**6**

**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.

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

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**Application Ref** Z/2012/0008/F  
**Applicant** Michael Burroughs Associates 33 **Agent**  
Shore Road  
Holywood  
BT18 9HX  
**Location** 32c Upper Malone Road  
Belfast  
BT9 5NA  
**Proposal** Erection of 2 storey building for hot food bar and restaurant at ground floor with ancillary office and storage above.

8

**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

9

**Application Ref** Z/2012/0435/A  
**Applicant** Louise Taggart 38 Judes Crescent **Agent**  
Newtownards  
BT23 4BY  
**Location** 502 Upper Newtownards Road  
Belfast  
BT4 3HB  
**Proposal** Shop sign

- 1 The proposal is contrary to Policy AD1 of Planning Policy Statement 17 'Control of Outdoor Advertisements' in that the proposed signage is visually dominant and detrimental to the visual amenity of the immediate area by reason of its design, location and size

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

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**Application Ref** Z/2012/0806/F

**Applicant** Charles Kyles 85 Cluan Mor Drive **Agent** Paddy Byrne Architects 108  
Belfast Appleton Park  
BT12 7UA Belfast  
BT11 9JF

**Location** 114 Springfield Road  
Belfast

**Proposal** Change of use of ground floor to amusement arcade

11

**Application Ref** Z/2012/0827/F

**Applicant** James Hunsdale 162 Barnetts **Agent**  
Road  
Belfast  
BT5 7BG

**Location** 162 Barnetts Road  
Belfast  
BT5 7BG

**Proposal** Erection of carport to side of house

- 1 The proposal is contrary to Planning Policy EXT 1 of the Addendum to PPS 7 'Residential Extensions and Alterations' in that it would harm the established character of the surrounding area and streetscape due to inappropriate massing and design and as it results in development forward of the building line.