

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

1

<b>Application Ref</b>	Z/2008/0824/F
<b>Applicant</b>	Big Picture Developments Ltd C/O RPP Architects Ltd Clarence Gallery Linenhall Street Belfast BT2 8BG
<b>Agent</b>	RPP Architects Ltd 155-157 Donegall Pass Belfast BT7 1DT
<b>Location</b>	Site bounded by Little York Street, Great George Street and Nelson Street, Belfast.
<b>Proposal</b>	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.

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

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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.

3

**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

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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/2011/1281/F

**Applicant** Oaklee Homes Group Leslie Horrel      **Agent** Martin McKernan Chartered Architects 88 Clifton Street  
House  
37-41 May Street  
Belfast  
BT1 4DN      Belfast  
BT13 1AB

**Location** Vacant land opposite no8 Lime Court  
Peter's Hill  
Belfast  
BT13 2AA

**Proposal** Construction of a two storey building containing 13 one person one bedroom selfcontained apartments with 3 person office, common room, disabled toilet, cleaners store and external amenity space. (Amended drawings and additional information received)

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**Application Ref** Z/2012/0139/F

**Applicant** Bluehouse Developments Ltd c/o agent      **Agent** Design And Management 2  
Bellsbridge Office Park  
100 Ladas Drive  
Belfast  
BT6 9FH

**Location** 181 Ormeau Road  
Belfast  
BT7 1SQ

**Proposal** Change of use from retail unit to amusement arcade

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

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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/2012/0527/O

**Applicant** Mr D Cooke 35 Hawthorn View      **Agent** Paul Brannigan Architect 16 Ava  
Hannahstown      Gardens  
Belfast      Belfast  
BT17 0RN      BT7 3BW

**Location** 35 Hawthorn View  
Hannahstown  
Belfast  
BT17 0RN

**Proposal** Single new build two storey dwelling (amended scheme)

- 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 Policy LC 1 of the Addendum to PPS 7: Safeguarding the Character of Established Residential Areas, in that the proposed density is significantly higher than that found in the established residential area, the pattern of development is out of keeping with the overall character and environmental quality of the established residential area and would, if permitted would result in unacceptable damage to the local character and environmental quality of this residential area.

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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

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

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

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

**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.

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**Application Ref** Z/2012/0833/A

**Applicant** The Mac 10 Exchange Street West  
Belfast  
BT1 2NJ **Agent**

**Location** 10 Exchange Street West  
Belfast  
BT1 2NJ

**Proposal** Temporary 'banner' type advertisement for promotional purposes. Securely fixed to wall

- 1 The proposal is contrary to Policy AD 1 of Planning Policy Statement 17: Control of Outdoor Advertisements, in that if permitted would harm the visual amenity, character and appearance of the area due to inappropriate design, scale and siting on the host building and will set an undesirable precedent for further similar advertisements, resulting in further harm to the character of the area.
- 2 The proposal is contrary to Policy BH13 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the site lies within the Cathedral Conservation Area and the advertisement would, if permitted, adversely affect its character, setting and detract from the architectural character of the building upon which it is to be displayed by reason of its inappropriate location which is unduly prominent and its inappropriate size, scale and form.

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**Application Ref** Z/2012/0962/F

**Applicant** Ailsa Properties Ltd C/o agent **Agent** Robert Gilmour Architects 64  
Haypark Avenue  
Sunnyside Street  
Belfast  
BT7 3FE

**Location** No 291 Belmont Road no 1  
1a 1b  
1c Tweskard Park  
BT4 2LB

**Proposal** Amendment to previously approved planning application, Z/2009/1274/F, comprising of design modifications to house types B1, B2, D1, D2.