

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.

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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/2011/0242/F

Applicant Antrim County Land Building And Investment Company **Agent** Rush And Co Limited 7 Upper Malone Road
Belfast

Location 399-403 Ormeau Road
Belfast
BT7 3GP

Proposal Erection of 3 storey building with ground floor retail and first and second floor offices to include demolition. (amended description)

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Application Ref Z/2011/0851/F
Applicant Mr Patrick McTaggart
Agent Mr George Browne 2 St Patrick's Street
Draperstown
Magherafelt
BT45 7AL
Location 17 The Boulevard
Belfast
BT7 3LN
Proposal Change of use from dwelling to House of Multiple Occupancy (HMO)

5

Application Ref Z/2011/0902/F
Applicant T Reynolds 14 Upper Lisburn Road
Belfast
BT10 0AA
Agent James McKernan Chartered
Architect 31 Beechill Road
Belfast
BT8 7PT
Location 46 Sicilly Park
Belfast
BT10 0AL
Proposal Erection of two storey garage with new access from Priory Gardens

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Application Ref Z/2011/1191/F
Applicant Sylvia Martin 430 Falls Road
Belfast
BT12 6EW
Agent
Location 430 Falls Road
Belfast
BT12 6EW
Proposal Change of use of ground floor from a drop- in centre to a coffee shop

- 1 The proposal is contrary to Planning Policy Statement 1, General Principles in that the use would, if permitted, harm the living conditions of existing residents through noise, nuisance and general disturbance resulting in a loss of residential amenity.
- 2 The application is contrary to PPS3 (Access, Movement and Parking) AMP 7 (Car Parking and Servicing Arrangements) in that the applicant has failed to demonstrate an acceptable arrangement for accommodating vehicles which will be attracted to the site.

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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

8

Application Ref Z/2012/0418/O

Applicant Mr S Magee 146 Finaghy Road **Agent** John McElroy RIBA 72 Osborne
North Drive
Belfast Belfast
BT10 0JE BT9 6LJ

Location 144 and 146 Finaghy Road North
Belfast
BT10 0JE

Proposal Site for 24 bed residential care home with associated carparking and landscaping

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Application Ref Z/2012/0465/F

Applicant Silverwood Property Developments **Agent** Alan Patterson Design 112
Ltd c/o agent Craigdarragh Road
Helen's Bay
BT19 1UB

Location 64 Bawnmore Road
Belfast
BT9 6LD

Proposal Development of 2 no, dwellings with new access and entrance details and all additional siteworks. (Amended plans)

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Application Ref Z/2012/0669/O

Applicant Kennedy c/o agent **Agent** Sutherland Architects Ltd 10
Cleaver Park
Malone Road
Belfast
BT9 5HX

Location Land adjacent to 36 Strandburn Park
Belfast

Proposal Erection of new dwelling

- 1 The proposal is contrary to Policy QD1 of the Planning Policy Statement 7 "Quality Residential Environments" in that it would if permitted, result in development forward of the building line along Stranburn Drive causing unacceptable damage to local character and if permitted, would set a precedent for further unacceptable development on similar corner sites thereby causing further cumulative change to the character of the area.
- 2 The proposal is contrary to Policy QD1 of the Planning Policy Statement 7 "Quality Residential Environments" in that it would if permitted, result in overdevelopment of the site, which is too restricted to permit the erection of a dwelling of reasonable design and dimensions.

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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

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Application Ref Z/2012/0817/F

Applicant Mr D Rooney 20 Sommerton Close **Agent** R Stokes 17 Moreland Avenue
Belfast Newtownabbey
BT36 7RQ

Location First floor above 163-165 Oldpark Road
Town Parks
Belfast
BT14 6QP

Proposal Change of use to 1 no apartment

- 1 The proposal is contrary to Planning Policy Statement 1: 'General Principles' in that if approved it would not provide a suitable living environment as potential residents would be adversely affected by noise, vibrations and odours from the two hot food bars at ground floor level and the adjacent adjoining public house.
- 2 The proposal is contrary to Policy QD 1, Quality in New Residential Development, of Planning Policy Statement 7 (PPS 7) 'Quality Residential Environments' in that the applicant has failed to demonstrate that the proposal will not create conflict with adjacent land uses and no provision has been made for private open space in accordance with the guidance contained in the Department's Creating Places document.

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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/2012/1108/F

Applicant L Davison c/o **Agent** Peter J Morgan 17 Glengoland Crescent
Belfast
BT17 0JG

Location No 2 Oceanic Avenue
Belfast
BT15 2HS

Proposal Change of use and sub division from vacant office unit to a taxi booking office

- 1 The proposed development would, if permitted, harm the living conditions of adjacent residents by reason of noise, nuisance and general disturbance.