

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/2010/1089/F

Applicant Mr Wai Yau Chan 20 Old Forge **Agent**
Magheralin Caroline McMordie 3 Cranmore
Craigavon Park
BT67 Belfast
BT9 6JF

Location 14 College Heights
Wellington Square
Belfast
BT7 3LG

Proposal Retention of change of use from dwelling to HMO

Council Deferred items still under consideration Area :- Belfast

3

Application Ref Z/2010/1648/F

Applicant Mr Cilve Jones 18 Holland Park **Agent** Ian Gibson Architect 80 Comber
Belfast Road
BT5 6HB Killinchy
BT23 6PF

Location Approved site for dwelling and garage adjacent to 66 Kings Road
Belfast

Proposal Change of house type and garage to previously to Z/2007/1256/F. (Additional Information and Amended Plans received)

4

Application Ref Z/2010/1713/F

Applicant Ken and Geraldine Brown **Agent** Turley Associates Hamilton House
Joy Street
Belfast
BT2 8LE

Location Lands between 1-8 and 9 Notting Hill Gate (formerly 33 Notting Hill)
Belfast
BT9 5NS

Proposal Erection of dwelling house, detached garage and associated ancillary works.

- 1 The proposal is contrary to the Department's Planning Policy Statement 2: Planning and Nature Conservation, in that development would, if permitted, have a significant impact on badgers, which are protected under the Wildlife (Northern Ireland) Order 1985 (as amended).
- 2 The proposal is contrary to policy QD1 of the Department's Planning Policy Statement 7: "Quality Residential Environments" and policy OS1 of 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 and therefore adversely affect the environmental quality and character of the area.

5

Application Ref Z/2011/0476/F

Applicant Mooney Hotel Group c/o G M **Agent** G M Design Associates 22 Lodge
Design Associates Road
Coleraine
BT52 1NB

Location Wellington Park Hotel
21 Malone Road
6 & 14 Wellington Park
Belfast
BT9 6RU

Proposal Partial demolition, refurbishment and extensions to existing hotel; providing additional 92 bedrooms, apart-hotel accommodation (38 apartments) additional function room, syndicate rooms, cafe and restaurant space, office extension to 14 Wellington Park, 2 levels of basement car parking, alterations to existing surface car parking and circulation and landscaping. (Amended drawings and additional information)

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

6

Application Ref Z/2011/0726/O

Applicant First Trust **Agent** Turley Associates Hamilton House
Joy Street
Belfast
BT2 8LE

Location Lands northwest of 1-8 Springfield Heights and north of Moyard Crescent
Belfast
BT13

Proposal Proposed site for residential development, new access and ancillary site works.

7

Application Ref Z/2011/1362/F

Applicant West Belfast Sports and Social Club **Agent** David Smyth 131 Alderley Place
c/o John Hughes
370 Falls Road
Belfast
BT12 6DG
Mallusk
Newtownabbey
BT36 7SJ

Location 370 Falls Road
Belfast
Co Antrim
BT12 6DG

Proposal Alterations and extension to form single storey restaurant, links to existing lounge and existing kitchen, renovation of existing lounge. (Amended Plans)

8

Application Ref Z/2012/0235/F

Applicant Robert Thompson 52 Edentrillick **Agent** Consarc Design Group The Gas
Hill
Hillsborough
BT26 6PQ
Office
4 Cromac Quay
Belfast
BT7 2JD

Location Site adjacent to 117 and 119 Stockman's Lane
Belfast
BT9 7JE

Proposal Car sales business with workshop for associated car valet and repair including forecourt parking (additional information).

- 1 The proposed development would, if permitted, harm the character and appearance of the immediate area and the living conditions of the residents of dwellings located at 117 and 119 Stockmans Lane by reason of overshadowing, overlooking, noise, nuisance and general disturbance.
- 2 The Department has insufficient information to fully assess the risk of flooding to the site and the impact of the proposed development on flooding elsewhere.

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

9

Application Ref Z/2012/0426/F
Applicant The McGinnis Group **Agent** Michael Burroughs Associates 33
Shore Road
Holywood
BT18 9HX
Location Wellington Square
Annadale Embankment
Belfast
BT7 3LN
Proposal Amendment of condition 3 of Z/2006/1623/F by removing reference to drawing No. AL(02)001 Rev.A (revised parking layout at the Boulevard)

- 1 The application is contrary to PPS3 (Access, Movement and Parking) AMP7 (car Parking and Servicing Arrangements) in that the removal of the condition will leave a shortfall in parking provision, as detailed in the Departments published guidance, that will prejudice road safety, and significantly inconvenience the flow of traffic in Wellington Square.

10

Application Ref Z/2012/0514/F
Applicant Patrick Boal 12 Kilcross Road **Agent** James Anderson 202 Belfast Road
Nutts Corner
Crumlin
BT29 4TA
Ballynahinch
BT24 8UR
Location Ikea
Holywood Exchange
306 Airport Road West
Co Antrim
BT3 9EJ
Proposal Change of use from retail car park to commercial

11

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.

Council Deferred items still under consideration Area :- Belfast

12

Application Ref Z/2012/0770/F

Applicant John Green c/o agent **Agent** Ivory Architects 66 Rawbrae Road
Whitehead
BT38 9SZ

Location 4a Newforge Lane
Belfast
BT9

Proposal Demolition of existing dwelling and proposed 4no detached dwellings

13

Application Ref Z/2012/0814/O

Applicant Malone Healthcare Ltd C/O Kevin **Agent** Kevin Cartin Architects Ltd Unit 5
Cartin Architects Ltd Belmont Office Park
232 - 240 Belmont Road
Belfast
BT4 2AW

Location Lands including and to the rear of 21 Finaghy Park Central
Finaghy
Belfast
BT10 0HP

Proposal Site for residential development including retention of existing dwelling, 2 storey red brick
outbuilding and creation of new access; renewal of extant outline approval ref: Z/2008/1752/O

14

Application Ref Z/2012/0995/F

Applicant Life NI 48 University Street **Agent** Carson McDowell 4/5 Murray House
Belfast Murray Street
BT7 1HB Belfast

Location 48 University Street
Belfast
BT7 1HB

Proposal Change of use of ground floor into charity shop (class A1)

- 1 The proposal is contrary to Planning Policy Statement 5: Retailing and Town Centres, in that the site lies outside a local centre and the need demonstrated has not been sufficient to justify the proposed development that cannot be met by existing local centres or within vacant premises located in existing centres and would, if permitted, set a precedent for further unacceptable development.

Council Deferred items still under consideration Area :- Belfast

15

Application Ref Z/2012/1061/F

Applicant J Bates 1080 Crumlin Road **Agent** A L D A Architects 537 Antrim Road
Belfast Belfast
BT14 BT15 3BU

Location Site located to the south and west of 1085 Crumlin Road
Belfast
BT14

Proposal Change of use to allotments including entrance road, paths and toilets

- 1 The proposal is contrary to Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 3, in that it would, if permitted, result in the creation of a new vehicular access onto a Protected Route, thereby prejudicing the free flow of traffic and conditions of general safety.

16

Application Ref Z/2012/1318/F

Applicant Mr Donald Murray 41 Sydenham Avenue **Agent** John Palmer- Chartered Architects
Belfast The Mount Business & Conference
BT4 2DJ CTR
2 Woodstock Link
Belfast
BT6 8DD

Location 41 Sydenham Avenue
Belfast
BT4 2DJ

Proposal Erection of two storey porch/bedroom front extension, and single storey front extension

- 1 The proposal is contrary to Policy EXT 1 of the Addendum to Planning Policy Statement 7 "Residential Extensions and Alterations" in that it would, if permitted, significantly detract from the character and appearance of the area due to development forward of the building line and would set an undesirable precedent for similar extensions to the further detriment of the area's character.

17

Application Ref Z/2012/1358/LBC

Applicant Life NI 48 University Street **Agent** Carson McDowell Murray House
Belfast Murray Street
BT7 1HB Belfast
BT1 6DN

Location 48 University Street
Belfast
BT7 1HB

Proposal Change of use of ground floor into charity shop (Class A1)

- 1 The proposal is contrary to Planning Policy BH 8 of the Department's Planning Policy Statement 6: Planning Archaeology and the Built Heritage in that the building is listed under Article 42 of the Planning (NI) Order 1991 and the alterations would, if permitted, detract from its character and features of interest and a result in loss of its architectural integrity.
- 2 The proposal is contrary to Planning Policy Statement 5: Retailing and Town Centres, in that the site lies outside a local centre and the need demonstrated has not been sufficient to justify the proposed development that cannot be met by existing local centres or within vacant premises located in existing centres and would, if permitted, set a precedent for further unacceptable development.

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

18

Application Ref Z/2012/1396/F
Applicant j Walkington c/o Agent **Agent** Povall Worthington 5 Pilots View
Heron Road
Belfast
BT3 9LE
Location 220 Belmont Road
Belfast
BT4 2AW
Proposal Amendments to previously approved application Z/2012/0080/F from 1 No detached dwelling to 2 No semi-detached dwellings with parking spaces and gardens using approved access and private lane

- 1 The proposal is contrary to Policy QD1 of the Department's Planning Policy Statement 7: Quality Residential Environments and Planning Policy Statement 2: Planning and Nature Conservation in that in that it would if permitted result in overdevelopment of the site and will result in the loss of mature trees which are protected by Tree Preservation Order.

19

Application Ref Z/2012/1411/F
Applicant Paul Hodgkinson 55 Orangefield Road
Belfast
BT5 6DD **Agent** William Shannon Architects 27
Middle Road
Saintfield
BT24 7LP
Location 55 Orangefield Road
Ballyhackamore
Belfast
BT5 6DD
Proposal Proposed two storey extension to side and rear of existing dwelling

- 1 The proposal is contrary to Policy EXT 1 of the Addendum to Planning Policy Statement 7 "Residential Extensions and Alterations" in that it would, if permitted, detract from the character and appearance of the area by closing the visual gap between residential properties which would set a precedent for similar extensions resulting in the potential for visual terracing.

20

Application Ref Z/2013/0034/F
Applicant Mr P Creagh **Agent** Arta Architects The Mews Studio
44 Upper Dunmurry Lane
Belfast
BT17 0AB
Location 74a Lansdowne Road
Belfast
BT15 4AA
Proposal Proposed new detached dwelling with incurtilage parking and associated landscaping.

- 1 The proposal is contrary to PPS1: General Principles and PPS7: Quality Residential Environments Policy QD1 (a) and (h) in that it would not create a quality environment in this established residential area. The proposal, if approved would represent overdevelopment of the site that fails to respect the surrounding context in terms of layout and offers a poor quality of environment for future residents and residents of No 74 Lansdowne Road.