

DEPARTMENT OF ENVIRONMENT
PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

Council Belfast

Date 01/08/2013

ITEM NO	1			
APPLIC NO	Z/2010/0844/F	Full	DATE VALID	30/06/2010
DOE OPINION	REFUSAL			
APPLICANT	Blyhswood Care Ireland Ltd		AGENT	2020 Chartered Architects Ltd Fortwilliam Business Park 37 Dargan Road Belfast BT3 9JU NA

LOCATION Ground floor of nos 378-380 and 382-384 Woodstock Road
Belfast
BT6

PROPOSAL Change of use from retail at first and second floor to offices at No. 382 - No.384,
amalgamation of ground floors of 378-384, new shop front for 382-384 and demolition
of existing return and erection of 3 storey rear extension.

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 "The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking Policy AMP 1, in that it would, if permitted, prejudice the safety and convenience of pedestrians whose mobility is impaired by hindering their approach to buildings along the footway."
- 2 The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking Policy AMP 2, in that it would, if permitted, prejudice the safety and convenience of pedestrians since it would create an unacceptable narrowing of the footway width.

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ITEM NO	2			
APPLIC NO	Z/2010/1178/F	Full	DATE VALID	27/08/2010
DOE OPINION	APPROVAL			
APPLICANT	Belfast City Council Dept of Property and Projects Adelaide Exchange 24-26 Adelaide Street Belfast BT2 8GD		AGENT	WDR+RT Taggart Laganwood House Newforge Lane Belfast BT9 5NX 028 9066 2121
LOCATION	North Foreshore Site Dargan Road Belfast BT3 9JU			
PROPOSAL	Provision of management system for landfill gas, comprising capping, and installation of gas abstraction wells and pipework. Surface-water drainage and foul sewerage. Provision of services.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	3			
APPLIC NO	Z/2010/1693/F	Full	DATE VALID	16/12/2010
DOE OPINION	APPROVAL			
APPLICANT	Ying Gui 3 Sharman Park Belfast BT9 5HL		AGENT	Kevin Fennell Design 2a Dorchester Park Belfast BT9 6RH 02890663524
LOCATION	3 Sharman Park Belfast BT9 5HL			
PROPOSAL	New raised decking/fence to rear, porch and steps to front (retrospective)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	2	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	4			
APPLIC NO	Z/2011/1446/F	Full	DATE VALID	09/12/2011
DOE OPINION	APPROVAL			
APPLICANT	Bombardier Aerospace c/o agent		AGENT	BDP 2 Bruce Street Belfast BT2 7JD 07709139431
LOCATION	Bombardier Aerospace site adjacent to 'Airport Factory' Airport Road Belfast BT3 9ED			
PROPOSAL	Development of chemical storage building to facilitate existing manufacturing processes within the adjacent Airport Factory Complex			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	5			
APPLIC NO	Z/2012/0347/F	Full	DATE VALID	28/03/2012
DOE OPINION	APPROVAL			
APPLICANT	Mr and Mrs C McAreavey 22 Deramore Drive Belfast BT9 5JQ		AGENT	Cowan Architectural 6 William Street Newtownards BT23 4AE 028 9182 2946
LOCATION	22 Deramore Drive Belfast BT9 5JQ			
PROPOSAL	Erection of two storey extension, single storey extension and dormer window to rear of dwelling and two storey detached garage.(Amended plans received)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	14	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0
ITEM NO	6			
APPLIC NO	Z/2012/0522/O	Outline	DATE VALID	02/05/2012
DOE OPINION	APPROVAL			
APPLICANT	Martin McCurry 8 Osbourne Gardens Belfast BT9 6LE		AGENT	Hugh Morrison Chartered Architect 120 Balmoral Avenue Belfast BT9 6NZ 07884237321
LOCATION	Former garden to 2 Glenmachan Avenue BT4 2RG			
PROPOSAL	Detached single dwelling with garage			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	4	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	7			
APPLIC NO	Z/2012/0753/F	Full	DATE VALID	21/06/2012
DOE OPINION	REFUSAL			
APPLICANT	Martin McCurry 8 Osbourne Gardens Belfast BT9 6LE		AGENT	Hugh Morrison Chartered Architect 120 Balmoral Avenue Belfast BT9 6NZ 07884237321
LOCATION	20 Knockburn Park BT5 7AY			
PROPOSAL	Demolition of existing double garage and erection of detached dwelling, along with alterations to existing road access.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	13	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy QD1 of the Department's Planning Policy Statement 7: Quality residential environments in that in that it would if permitted result in overdevelopment of the site and would cause unacceptable damage to the residential amenity to number 26 Castleview Road by way of dominance through inappropriate scale and massing.

ITEM NO	8			
APPLIC NO	Z/2012/0938/F	Full	DATE VALID	06/08/2012
DOE OPINION	APPROVAL			
APPLICANT	S Mallon 61 Circular Road Belfast		AGENT	Jonathan Midleton 15 Sunmount Park Dromore BT25 1BA 07799778951
LOCATION	61 Circular Road Belfast			
PROPOSAL	Two storey extension to side of dwelling, new front porch and alterations to vehicle entrance (Amended Plans)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	4	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	9			
APPLIC NO	Z/2012/0943/F	Full	DATE VALID	08/08/2012
DOE OPINION	APPROVAL			
APPLICANT	Patricia Moorehead 50 Cambourne Newtownards BT23 4WE		AGENT	Phillip Parker Architects Ltd 31 Regent Street Newtownards BT23 4AD 9182 0905
LOCATION	Land adjacent to 12 Thornhill Parade Upper Newtownards Road Belfast BT5 7AU			
PROPOSAL	Erection of dwelling with associated site works to include car parking and new vehicle access. (Amended Plans)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	4	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	10			
APPLIC NO	Z/2012/1100/F	Full	DATE VALID	26/09/2012
DOE OPINION	APPROVAL			
APPLICANT	Belfast Education and Library Board 40 Academy Street Belfast BT1 2NQ		AGENT	Robinson McIlwaine Architects 84-94 Great Patrick Street Belfast 028 9024 8922
LOCATION	Junction of Fane Street Dunluce Avenue Belfast BT9 7BW			
PROPOSAL	Two-storey 14 classroom Primary School with double nursery unit and associated site works			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	11			
APPLIC NO	Z/2012/1316/A	Advertiseme	DATE VALID	26/11/2012
DOE OPINION	REFUSAL			
APPLICANT	I Laws Hotter Shoes 2 Peel Road Skelmersdale WN8 9PT	AGENT	Ampersand 31 Lower Street Stansted CM24 8LN 01279 815651	
LOCATION	9 Arthur Square Belfast Co Antrim BT1 4FD			
PROPOSAL	Installation of new fascia (Amended scheme).			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy BH9 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 signage would, if permitted, detract from its appearance and character by reason of:
 - a) Their inappropriate location which would compromise the architectural character of the building;
 - b) Their detailed design which is out of keeping with the architectural treatment of the building in terms of size, scale, form, proportions and details.
- 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 Belfast City Centre Conservation Area and the signage would, if permitted, adversely affect its appearance and character by reason of its inappropriate location and scale. The signage would set an undesirable precedent for similar signage which would be to the further detriment to the character of the conservation area.
- 3 The proposal is contrary to Policy AD1 of Planning Policy Statement 17 "Control of Outdoor Advertisements" in that the proposed advertisement if permitted, would harm the visual amenity and the character and appearance of the area by reason of its location, design and scale. The proposal would also set an undesirable precedent for further similar signage, resulting in further harm to the character of the area.

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ITEM NO	12			
APPLIC NO	Z/2012/1321/LBC	Listed Building	DATE VALID	26/11/2012
DOE OPINION	REFUSAL			
APPLICANT	Mr I Laws (Hotter Shoes) 2 Peel Road Skelmersdale WN8 9PT	AGENT	Mr N Lowther (Ampersand) 31 Lower Street Stanstad CM24 8L 01279 815651	
LOCATION	9 Arthur Square Belfast			
PROPOSAL	Installation of new non-illuminated fascia.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy BH9 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 signage would, if permitted, detract from its appearance and character by reason of:
- a) Their inappropriate location which would compromise the architectural character of the building;
 - b) Their detailed design which is out of keeping with the architectural treatment of the building in terms of size, scale, form, proportions and details.

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ITEM NO	13			
APPLIC NO	Z/2012/1350/F	Full	DATE VALID	05/12/2012
DOE OPINION	APPROVAL			
APPLICANT	Mr Gary McGuigan		AGENT	Des Ewing Residential Architects The Studio 13 Bangor Road Holywood BT18 0HU 028 9022 0500
LOCATION	40 Olde Forge Manor Belfast BT10 0HY			
PROPOSAL	Refurbishment of existing dwelling with two storey rear & side extension			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	3	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	14			
APPLIC NO	Z/2013/0037/F	Full	DATE VALID	11/01/2013
DOE OPINION	REFUSAL			
APPLICANT	Sarcon c/o Agent		AGENT	McGinn Architects Ltd 670 Ravenhill Road Belfast BT6 0BZ 028 9064 8880
LOCATION	444 Ormeau Road Belfast BT7 3HY			
PROPOSAL	Proposed change of use application from retail outlet to the preparation and sale of freshly baked Italian pizzas for consumption off the premises			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	4	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposed change of use from retail outlet to the preparation and sale of freshly baked Italian pizzas for consumption off the premises would, if permitted be harmful to the living conditions of existing residents through noise, odour, nuisance, and general disturbance resulting in a loss of residential amenity.

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ITEM NO	15			
APPLIC NO	Z/2013/0078/F	Full	DATE VALID	23/01/2013
DOE OPINION	APPROVAL			
APPLICANT	Department of Social Development Belfast Regeneration Office Gasworks 2-4 Cromac Avenue Belfast BT7 2JA		AGENT	URS Beechill Road Belfast BT8 7RP
				028 9070 5111
LOCATION	Bus turning circle at Ladybrook Cross Belfast BT11			
PROPOSAL	Public realm improvements to include resurfacing, boundary treatment, street lighting, planting and artwork to wall			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	16			
APPLIC NO	Z/2013/0185/F	Full	DATE VALID	15/02/2013
DOE OPINION	REFUSAL			
APPLICANT	Paul and Karen Crimmins 93 Knockbreda Park Belfast BT6 0HE		AGENT	McNally Morris Architects 82 Stranmillis Road Belfast BT9 5AD 02890200891
LOCATION	93 Knockbreda Park Belfast BT6 0HE			
PROPOSAL	Two storey side and rear extension to dwelling. (Amended description)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	3	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy EXT1 of Addendum to Planning Policy Statement 7 in that the design is unsympathetic with the built form and appearance of the existing property and will detract from the appearance and character of the surrounding area.
- 2 The proposal is contrary to Policy EXT1 of Addendum to Planning Policy Statement 7 in that it will unduly affect the amenity of neighbouring residents by means of overshadowing and dominance.

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ITEM NO	17			
APPLIC NO	Z/2013/0257/F	Full	DATE VALID	26/02/2013
DOE OPINION	APPROVAL			
APPLICANT	James Braniff c/o agent		AGENT	Patrick McVarnock 16 Finaghy Road North Belfast BT10 0JA 07720407424
LOCATION	14 Ballygomartin Road Belfast BT13 3LD			
PROPOSAL	Change of use of ground floor from class D1;community and cultural uses to premises for sale of hot food for consumption off the premises, with provision of new shop front			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	3	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	18			
APPLIC NO	Z/2013/0344/F	Full	DATE VALID	22/03/2013
DOE OPINION	REFUSAL			
APPLICANT	Conor Doyle 105 Malone Avenue Belfast BT9 6EQ		AGENT	
				NA
LOCATION	Land to rear of 105 Malone Avenue Belfast BT9 6EQ			
PROPOSAL	Erection of two storey, two bedroom mews/lane house			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	1	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0
1	The proposal is contrary to policy BH12 of PPS 6 - Planning, Archaeology and the Built Heritage and would, if permitted, harm the character and appearance of the Malone Conservation Area through its inappropriate scale, form and design and would set a precedent for further such inappropriate development in the locality.			
2	The proposal is contrary to Policy QD1 of the Departments Planning Policy Statement 7: Quality Residential Environments in that it would if permitted cause unacceptable damage to residential amenity which would harm the living conditions of prospective residents through poor outlook.			
3	The proposed development is unacceptable in that it would, if permitted, result in over development of the site, which is too restricted in depth to permit the erection of a dwelling of reasonable design and dimensions and with adequate amenity space.			

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ITEM NO	19			
APPLIC NO	Z/2013/0415/F	Full	DATE VALID	11/04/2013
DOE OPINION	REFUSAL			
APPLICANT	Mrs P Gordon c/o Agent		AGENT	Dee Agnew 123 Old Hollywood Road Belfast BT4 2HQ 07779127236
LOCATION	Land to the rear of No38 Bristow Park BElfast BT9			
PROPOSAL	New build private dwelling			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	4	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to policy QD1 of the Department's Planning Policy Statement 7: "Quality Residential Environments" in that it would, if permitted, result in overdevelopment of the site causing unacceptable damage to the character and appearance of the area due to its inappropriate layout, scale, form, massing and design. The proposal would also be harmful to the living conditions of existing residents through dominance resulting in a loss of residential amenity. The proposed development would therefore fail to create a quality residential environment.

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ITEM NO	20			
APPLIC NO	Z/2013/0449/A	Advertiseme	DATE VALID	22/04/2013
DOE OPINION	REFUSAL			
APPLICANT	Cantua Limited 3 Park Avenue Donaghadee BT21 0EB	AGENT		
LOCATION	17 Hope Street Belfast BT12 5EE			
PROPOSAL	3 x 48 sheet advertising hoardings			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Planning Policy Statement 17 'Control of Outdoor Advertisements' Policy AD1 in that the proposed advertisement hoardings, if permitted, would detract from the visual amenity of the area by way of prominence and over-dominance resulting in an unduly prominent feature in the street scene.

ITEM NO	21			
APPLIC NO	Z/2013/0453/F	Full	DATE VALID	22/04/2013
DOE OPINION	APPROVAL			
APPLICANT	Maurice Nesbitt 167 Upper Newtownards Road Belfast BT4 3HZ	AGENT		
LOCATION	167 Upper Newtownards Road Belfast BT4 3HZ			
PROPOSAL	Demolition of existing building & erection of new 4 storey office building & car parking.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	22			
APPLIC NO	Z/2013/0517/F	Full	DATE VALID	08/05/2013
DOE OPINION	REFUSAL			
APPLICANT	Mark Holmes Roselet (Belfast) Limited 171 University Street Belfast BT7 1HR		AGENT	
				NA
LOCATION	33 Rosetta Park Belfast BT7 0DL			
PROPOSAL	2nd floor extension of 34m2 to allow existing bedsit to become a self contained 1 bedroom flat.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to policy EXT1 of the Department's Addendum to Planning Policy Statement 7: Residential Extensions and Alterations in that it would, if permitted, be harmful to the living conditions of neighbouring residents through dominance, resulting in a loss of residential amenity due to its' inappropriate scale and design.

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ITEM NO	23			
APPLIC NO	Z/2013/0610/A	Advertiseme	DATE VALID	03/06/2013
DOE OPINION	REFUSAL			
APPLICANT	Lidl NI Nutts Corner Crumlin BT29 4SR	AGENT	Consarc Design Group 4 Cromac Quay Belfast BT7 2JD 028 9082 8400	
LOCATION	Lidl Store 188 + 194-196 Shore Road Belfast BT15 3QA			
PROPOSAL	Proposed Billboard			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy AD1 of Planning Policy Statement 17 'Control of Outdoor Advertisements' in that its position would, if granted, harm the amenity of the adjoining property at 206 Shore Road due to its close proximity, inappropriate scale and form and would detract from the character and appearance of the surrounding area.

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ITEM NO	24			
APPLIC NO	Z/2013/0637/A	Advertiseme	DATE VALID	10/06/2013
DOE OPINION	REFUSAL			
APPLICANT	arc Cafe Ministry 464 Castlereagh Road Belfast BT5 6BH	AGENT	Alastair Coey Architects 96 Sydenham Avenue Belfast BT4 2DT 028 9087 2400	
LOCATION	Arc Cafe Orangefield Presbyterian Church 464 Castlereagh Road Belfast BT5 6BH			
PROPOSAL	Shop sign (fascia)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy AD1 of Planning Policy Statement 17 'Control of Outdoor Advertisements' in that the proposal if permitted would harm the visual amenity, character and appearance of the area due to inappropriate scale, proportions, siting on the host building and due to the visual clutter caused by the cumulative effect of the proposal when read with other advertisements on the site.

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ITEM NO	25			
APPLIC NO	Z/2013/0653/F	Full	DATE VALID	14/06/2013
DOE OPINION	REFUSAL			
APPLICANT	Bernard Fitzpatrick 11 Derryvolgie Avenue Belfast BT9 6FL		AGENT	Alan Gregg 32 Carolhill Drive Belfast BT4 2FT 02890654220
LOCATION	19 Ridgeway Street Belfast BT9 5FB			
PROPOSAL	Retention of rear 3-storey extension and internal alterations to existing HMO			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy HMO 6 of the HMO Subject Plan for Belfast City Council Area 2015 in that it is an unacceptable intensification of an existing HMO.