

Council Deferred items still under consideration Area :- Belfast

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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/2010/1713/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.

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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.

4

Application Ref Z/2012/0514/F

Applicant Patrick Boal 12 Kilcross Road
Nutts Corner
Crumlin
BT29 4TA

Agent James Anderson 202 Belfast Road
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

5

Application Ref Z/2012/0753/F

Applicant Martin McCurry 8 Osbourne
Gardens
Belfast
BT9 6LE

Agent Hugh Morrison Chartered Architect
120 Balmoral Avenue
Belfast
BT9 6NZ

Location 20 Knockburn Park
BT5 7AY

Proposal Demolition of existing double garage and erection of detached dwelling, along with alterations to existing road access.

- 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.

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Application Ref Z/2012/1224/F
Applicant Stanley Boyd c/o agent
Agent Affordable Plans Online 22 Dhu
Varren Crescent
Belfast
BT13 3FL

Location 48-54 Upper Charleville Street
Belfast
BT13 1NP

Proposal Change of use from Public House to retail shop and off licence with off street parking

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Application Ref Z/2012/1358/LBC
Applicant Life NI 48 University Street
Belfast
BT7 1HB
Agent Carson McDowell Murray House
Murray Street
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.

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Application Ref	Z/2012/1428/DCA		
Applicant	Queen's University Belfast Estates Department Level 5 Administration Building Belfast BT7 1NN	Agent	Fleming Mountstephen Planning The Gasworks 5 Cromac Avenue Belfast BT7 2JA
Location	55-63 University Street 101 -111 Botanic Avenue and Queen's University Garage University Square Mews Belfast BT7		
Proposal	Demolition of 55-63 University Street and Queen's University garage with facade retention of 63 University Street, demolition of 101-11 Botanic Avenue with facade retention of 101-111 Botanic Avenue (to enable development of 12 HMO townhouses and 3 apartments to provide purpose built student accommodation with associated operational development)		

- 1 The proposal is contrary to Policy BH14 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the buildings makes a material contribution to the character and appearance of the Queens Conservation Area and no exceptional reason has been demonstrated which, in the judgement of the Department, justifies its demolition.

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Application Ref	Z/2013/0012/F		
Applicant	Queen's University Belfast Estates Department Level 5 Admin Building Belfast BT7 1NN	Agent	Fleming Mountstephen Planning The Gasworks 5 Cromac Avenue Belfast BT7 2JA
Location	55-63 University Street 101-111 Botanic Avenue and Queen's University garage University Square Mews Belfast BT7		
Proposal	Demolition of 55-63 University Street and Queen's University garage at University Square Mews with facade. Retention of 63 University Street, demolition of 101-111 Botanic Avenue with facade. Retention of 101-111 Botanic Avenue and development of 12 HMO townhouses (7 with five study bedrooms and 5 with six study bedrooms) and 3 apartments (each with two study bedrooms) to provide purpose built student accommodation with associated operational development.		

- 1 The proposal is contrary to Policy HMO 1 of the HMO Subject Plan for Belfast City Council Area 2015 in that it would if permitted exceed the 30% limit for HMO's within the Mountcharles HMO policy area (Designation HMO 2/16).
- 2 The proposal is contrary to Policy HMO 6 of the HMO Subject Plan for Belfast City Council Area 2015 in that it would if permitted exceed the 4 bedroom limit for HMO's within the designated area.
- 3 The proposal is contrary to Policy BH12 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that it would, if permitted, result in harm the character and appearance of the Queens Conservation Area through inappropriate design and detailing and would fail to protect important views into the Conservation Area.
- 4 The proposal is contrary to Policy QD1 of the Department's Planning Policy Statement 7: Quality Residential Environments and the 2nd Addendum: Safeguarding the character of established residential areas in that in would, if permitted, result in poor outlook for prospective residents.

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Application Ref Z/2013/0037/F
Applicant Sarcon c/o Agent **Agent** McGinn Architects Ltd 670 Ravenhill Road
Belfast
BT6 0BZ
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

- 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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Application Ref Z/2013/0185/F
Applicant Paul and Karen Crimmins 93 **Agent** McNally Morris Architects 82
Knockbreda Park Stranmillis Road
Belfast Belfast
BT6 0HE BT9 5AD
Location 93 Knockbreda Park
Belfast
BT6 0HE
Proposal Two storey side and rear extension to dwelling. (Amended description)

- 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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Application Ref Z/2013/0411/DCA
Applicant P McPeake c/o agent **Agent** Slemish Design Studio 12 Woodside
Park
Woodside Road
Ballymena
BT42 4HG
Location 118 Eglantine Avenue
Belfast
Proposal Demolition of existing 3 storey building and rear return and replacement with front facade to match existing building and 4 storey rear return to accommodate 7no. 2 bedroom apartments.

- 1 The proposal is contrary to Policy BH14 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the buildings makes a material contribution to the character and appearance of Malone Conservation Area and no exceptional reason has been demonstrated which, in the judgement of the Department, justifies its demolition.

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Application Ref Z/2013/0413/F

Applicant P McPeake c/o agent **Agent** Slemish Design Studio 12 Woodside Park
Woodside Road
Ballymena
BT42 4HG

Location 118 Eglantine Avenue
Belfast

Proposal Demolition of existing 3 storey building and return and replacement with 7no 2 bedroom apartments, front facade to be rebuilt as existing with 4 storey return to rear

- 1 The proposal is contrary to Policy BH12 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that it would, if permitted, result in harm to the character and appearance of Malone Conservation Area through inappropriate scale, massing and design.
- 2 The proposal is contrary to Policy QD1 of the Department's Planning Policy Statement 7: Quality Residential Environments and LC 2 of the 2nd Addendum: Safeguarding the character of established residential areas in that it would, if permitted, result in poor outlook for prospective residents.

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Application Ref Z/2013/0415/F

Applicant Mrs P Gordon c/o Agent **Agent** Dee Agnew 123 Old Holywood Road
Belfast
BT4 2HQ

Location Land to the rear of No38 Bristow Park
Belfast
BT9

Proposal New build private dwelling

- 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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Application Ref Z/2013/0637/A

Applicant arc Cafe Ministry 464 Castlereagh Road
Belfast
BT5 6BH **Agent** Alastair Coey Architects 96 Sydenham Avenue
Belfast
BT4 2DT

Location Arc Cafe
Orangefield Presbyterian Church
464 Castlereagh Road
Belfast
BT5 6BH

Proposal Shop sign (fascia)

- 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.