

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

Council Belfast

Date 15/08/2013

ITEM NO	1			
APPLIC NO	Z/2011/1474/F	Full	DATE VALID	13/12/2011
DOE OPINION	REFUSAL			
APPLICANT	Elizabeth Ann McCartney 20 Greer Park Avenue Belfast BT8 7YF		AGENT	
LOCATION	246 Ormeau Road BT7 2FZ			NA
PROPOSAL	Change of use from sandwich bar with deliveries to hot food restaurant/takeaway with deliveries			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	3	0	1	0
			Addresses	Signatures
			5	7
			Addresses	Signatures
			0	0

- 1 The proposed change of use to a restaurant/hot food takeaway with deliveries would, if permitted, be harmful to the living conditions of existing residents through odours, noise, nuisance, and general disturbance resulting in a loss of residential amenity.
- 2 The proposal is contrary to the Departments' Planning Policy Statement 5: Retailing and Town Centres and associated Development Guidance Note 1K: Control of Hot Food Bars on the Ormeau Road in that it would, if permitted, result in a proliferation of such uses in the locality, thereby bringing about a detrimental change in the character and amenity of the area; and would undermine (cumulatively with other non-retail uses) the vitality and viability of the Stranmillis local centre.

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ITEM NO	2			
APPLIC NO	Z/2012/0548/F	Full	DATE VALID	11/05/2012
DOE OPINION	REFUSAL			
APPLICANT	Cathryn Harris 29 Cranmore Park Belfast BT9 6LF		AGENT	Rush & Company Limited 7 Upper Malone Road Belfast BT9 6TD 02890668669
LOCATION	29 Cranmore Park Belfast BT9 6JF			
PROPOSAL	Demolition of garage & erection of detached garage and store			
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 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 Malone Conservation Area through inappropriate scale and height resulting in visual dominance and would set a precedent for further such inappropriate development in the locality.

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ITEM NO	3			
APPLIC NO	Z/2013/0018/O	Outline	DATE VALID	09/01/2013
DOE OPINION	REFUSAL			
APPLICANT	Ms U Maguire	AGENT	Robert Bryson 18 Gransha Park Belfast BT11 8AU 028 9060 0419	
LOCATION	Site adjacent to 71 Dermott Hill Road Belfast BT12 7GB			
PROPOSAL	Proposed 1 no. new two storey detached dwelling			
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 (PPS) 3, Access, Movement and Parking, Policy (AMP) 7 of PPS 3 (Car Parking and Servicing Arrangements) in that the applicant has failed to demonstrate an acceptable arrangement for safely accommodating the parking of vehicles that would be attracted to the site.
- 2 The Department has received insufficient information as required under Article 7 (4) of the Planning General Development Order (NI) 1993 to enable it to (1) ensure that the site is, or can be made suitable for the proposed development in relation to potential contamination; (2) ensure that the design and layout will not create conflict with adjacent land uses and there is no unacceptable adverse effect on existing properties in terms of overlooking, overshadowing, noise or other disturbance in accordance with Planning Policy Statement 7.
- 3 The proposal is contrary to Planning Policy Statement 1: General Principles and Planning Policy Statement 7: Quality Residential Environments Policy QD 1 (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 on this prominent corner site and offers a poor quality of environment for future residents and residents of No 71 Dermott Hill Parade.

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ITEM NO	4			
APPLIC NO	Z/2013/0126/F	Full	DATE VALID	04/02/2013
DOE OPINION	APPROVAL			
APPLICANT	Stephen McCormick c/o agent		AGENT	Peter J Morgan 17 Glengoland Crescent Dunmurry BT17 0JG 07823881417
LOCATION	4a b and c Locksley Drive Upper Lisburn Road Belfast BT9			
PROPOSAL	Demolition of existing warehouses and the construction of 2no detached dwellings			
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	5		
APPLIC NO	Z/2013/0257/F	Full	DATE VALID 26/02/2013
DOE OPINION	REFUSAL		
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

- 1 The proposed development would, if permitted, harm the living conditions of the residents of 16 Ballygomartin Road by reason of noise, odours, nuisance, litter and general disturbance.

ITEM NO	6		
APPLIC NO	Z/2013/0416/F	Full	DATE VALID 11/04/2013
DOE OPINION	APPROVAL		
APPLICANT	Geraldine Mohan 39 Ava Gardens Belfast BT7 3BW	AGENT	NA

LOCATION 39 Ava Gardens
Belfast
BT7 3BW

PROPOSAL Erection of single storey side extension (retrospective)

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	7			
APPLIC NO	Z/2013/0441/F	Full	DATE VALID	17/04/2013
DOE OPINION	APPROVAL			
APPLICANT	Everything Everywhere and H3G Ltd Hatfield Business Park Hatfield Hertfordshire AL10 9BW		AGENT	Harlequin Group 1st Floor 25 Talbot Street Cathedral Quarter Belfast BT1 2LD 02890 823660
LOCATION	Existing telecoms installation rooftop of Ross House Mount Vernon Road Fortwilliam Belfast Co Antrim BT15 4AX			
PROPOSAL	Installation of 1no 600mm transmission dish			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	0	0	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	8			
APPLIC NO	Z/2013/0475/F	Full	DATE VALID	29/04/2013
DOE OPINION	APPROVAL			
APPLICANT	Peter and Joanne Jordan 17 Cleaver Park Malone Belfast BT9 5HX		AGENT	Dimensions Chartered Architects 1 Montgomery House 478 Castlereagh Road Belfast BT5 6BQ 02890705965
LOCATION	17 Cleaver Park Malone Belfast BT9 5HX			
PROPOSAL	External alterations and two storey side and rear extension			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	2	0	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	9			
APPLIC NO	Z/2013/0609/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 BT72JD 028 9082 8400	
LOCATION	Lidl Store 188+194-196 Shore Road Belfast BT15 3QA			
PROPOSAL	Proposed linear sign mounted to existing metal palisade fencing.			
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 area due to its close proximity, inappropriate scale and form and would detract from the character and appearance of the surrounding area.