

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/2011/0486/F

Applicant Village Homes NI Ltd **Agent** Povell Worthington 5 Pilots View
Heron Road
Belfast
BT3 9LE

Location 21-23 Victoria Street
45-51 Waring Street
Belfast
BT1 3GD

Proposal Demolition of existing 4 storey building and erection of new 7 storey building comprising 56No. small unit/studio apartments and 2no. retail units at ground floor (Amended plans).

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Application Ref Z/2011/0547/DCA
Applicant Village Homes NI Ltd c/o agent **Agent** 5 Pilots View
 Heron Road
 Belfast
 BT39LE
Location 21-23 Victoria Street
 45-51 Waring Street
 Belfast
 BT1 3GD
Proposal Demolition of existing 4 storey commercial building

4

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.

5

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
 Hollywood Exchange
 306 Airport Road West
 Co Antrim
 BT3 9EJ
Proposal Change of use from retail car park to commercial

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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 Castlevew Road by way of dominance through inappropriate scale and massing.

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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

8

Application Ref Z/2012/0861/F

Applicant Brian Kennedy 19 Myrtlefield Park
Belfast
BT9 6NE

Agent Dynan Architecture 147 Sandown
Road
Belfast
BT5 6GX

Location 19 Myrtlefield Park
Belfast
BT9 6NE

Proposal Conversion of existing detached dwelling house into two apartments, extension to existing dwelling to create 3 new apartments, including landscaping and parking (amended plans)

- 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, layout and design.

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Application Ref Z/2012/0938/F

Applicant S Mallon 61 Circular Road Belfast
Agent Jonathan Midleton 15 Sunmount Park Dromore BT25 1BA

Location 61 Circular Road Belfast

Proposal Two storey extension to side of dwelling, new front porch and alterations to vehicle entrance (Amended Plans)

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Application Ref Z/2012/1162/F

Applicant Dr and Ms Manning and Burns 35 Bridgefield Avenue Wilmslow Cheshire SK9 2JS
Agent Consarc Design Group The Gas Office 4 Cromac Quay Ormeau Road Belfast BT7 2JD

Location Lands Adjacent to 15 Osborne Park Belfast BT9 6JN

Proposal Erection of single storey dwelling incorporating a garage.

1 The proposal is contrary to Policy BH12 of Planning Policy Statement 6 Planning Archaeology and the Built Heritage, the Malone Conservation Area Design Guide, and Policy QD1 of the Department's Planning Policy Statement 7 Quality Residential Environments in that the proposal would, if permitted, result in overdevelopment of the site due to its inappropriate layout, scale, form, massing and design, failure to provide adequate private amenity space, and would result in unacceptable areas of hardsurfacing, causing harm to the character and appearance of the Malone Conservation Area.

11

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 101-111 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 **Agent**
 Department Fleming Mountstephen Planning
 Level 5 The Gasworks
 Admin Building 5 Cromac Avenue
 Belfast Belfast
 BT7 1NN 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 it 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
Knockbreda Park
Belfast
BT6 0HE

Agent McNally Morris Architects 82
Stranmillis Road
Belfast
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/2013/0257/F

Applicant James Braniff c/o agent

Agent Patrick McVarnock 16 Finaghy
Road North
Belfast
BT10 0JA

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

- 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.

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Application Ref Z/2013/0296/F

Applicant Glendarragh Properties c/o agent

Agent McCann Moore Architects Ltd 715
Lisburn Road
Belfast
BT9 7GU

Location 94-100 Sunnyside Street
Belfast

Proposal Demolition of existing building on site and the construction of 2 ground floor retail units and 27 apartments over the ground, first and second floors. Also associated car parking and storage to rear.

- 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 of the area through inappropriate layout and design and would result in poor outlook for prospective residents and lack of amenity space.

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Application Ref Z/2013/0306/F

Applicant Kieran Fitzpatrick 103 Osbourne Drive
Belfast
BT9 6LJ

Agent

Location 103 Osbourne Drive
Belfast
BT9 6LJ

Proposal Erection of 2 storey side extension to allow lounge/utility room on ground floor with single bedroom/ensuite above (Amended drawings received)

- 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 siting, scale, form and design and would set a precedent for further such inappropriate development in then locality.

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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 in would, if permitted, result in poor outlook for prospective residents.

