

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/2011/0726/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.

3

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

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Application Ref Z/2012/0861/F

Applicant Brian Kennedy 19 Myrtlefield Park **Agent** Dynan Architecture 147 Sandown
Belfast Road
BT9 6NE 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.

5

Application Ref Z/2012/1036/F

Applicant NZNI **Agent** Site Express 45 Church View
Holywood
Co Down
BT18 9DP

Location 73 Castlehill Road
Belfast
BT4 3GP

Proposal GResidential development of 2 no. 3 storey detached dwellings. (Amended Plans and Additional information).

6

Application Ref Z/2012/1115/LBC

Applicant LJ Fon C/O Agent **Agent** Dempsey Architects 677 Lisburn
Road
Belfast
BT9 7GT

Location 16 College Gardens
Belfast
BT9 6BQ

Proposal Amendments to rear windows & replacement of all windows throughout building.

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Application Ref	Z/2012/1428/DCA		
Applicant	Queen's University Belfast Estates Department Level 5 Adminiatration 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. (Additional Information)		

- 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/2013/0232/F
Applicant MUL c/o Agent **Agent** Ada Architects 5 Gransha Road
 Gransha
 Newry
 BT34 1NS
Location 1 Seaview Gardens
 Belfast
 BT15 3NY
Proposal Erection of 2no. 2 bed apartments in 2 storey block (Amended plans).

13

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 25 apartments over the ground, first and second floors. Also associated car parking and storage to rear.(reduced scheme)

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 **Agent**
 Drive
 Belfast
 BT9 6LJ
Location 103 Osbourne Drive
 Belfast
 BT9 6LJ
Proposal Garage conversion to create bedroom (amended proposal/plans)

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/2013/0348/F

Applicant Philip Graham **Agent**
18 Olympia Parade
Belfast
BT12 6NT

Location 18 Olympia Parade
Belfast
BT12 6NT

Proposal Retrospective application for alterations to previously approved extension, application no Z/2009/0591/F - Peak roof changed to flat roof, external wall moved from steel beam to boundary wall and overall length of extension reduced.

- 1 The proposal is contrary to Policy EXT 1 of the Addendum to PPS 7 'Residential Extensions and Alterations' by reason of unacceptable scale, massing and design which would if permitted harm the amenity of adjacent residents by reason of its dominant and overbearing nature.

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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.

17

Application Ref Z/2013/0708/A

Applicant Clear Channel N i LTd Channel **Agent**
Commercial Park
Queens road
Belfast
BT3 9DT

Location Vacant ground at 7-9 Ormeau Road
Belfast

Proposal Conversion of existing 96 sheet prismatic to 96 light box

- 1 The proposed signage is contrary to Policy AD1 of Planning Policy Statement 17 in that, if permitted, would have an adverse impact on the amenity of the area by virtue of visual clutter created by a proliferation of existing and proposed hoardings along this section of the Ormeau Road.

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Application Ref Z/2013/0715/F

Applicant Larry McAllister 39 Locksley Park **Agent** Peter Morgan 17 Glengoland
Lisburn Road Crescent
BT10 BT17 0JG

Location 39 Locksley Park
Lisburn Road
Belfast

Proposal Kitchen extension to the rear (Amended Plan)

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Application Ref Z/2013/0972/F

Applicant Una Somerville-Todd Architects and **Agent**
Planners 2nd Floor Titanic House
6 Queen's Road
Belfast
BT3 9DT

Location 2 8 10 12 14 Piney Hills and 166 Malone Road Belfast BT9 5NR

Proposal Erection of 6 apartments, 5 detached dwellings and residential nursing care home and associated car parking/landscaping and ancillary works. (amended site address)

- 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 character and environmental quality and residential amenity of the area through inappropriate scale, form, massing, layout and would result in overlooking and dominance to neighbouring residents.
- 2 The proposal is contrary to LC1 of the Department's 2nd Addendum to Planning Policy Statement 7: Safeguarding the character of established residential areas in that it would, if permitted, result in development which is significantly higher than that found in the locality.
- 3 The proposal is contrary to the Department's Planning Policy Statement 2: Natural Heritage, in that it fails to respect the topography, and landscape features of the site and would, if permitted, harm the health and condition of significant trees which are subject to a Tree Preservation Order due to its inappropriate siting, layout, and ground remodelling works required to facilitate the proposed development.

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Application Ref Z/2013/0991/A

Applicant CBS Outdoor Ltd 6 Murray Street **Agent** BGA Architects Ltd 50 Regent
Belfast Street
BT1 6DN Newtownards
BT23 4LP

Location Adjacent to car park at junction of Ormeau Street and Ormeau Road
Belfast
BT7 1DY

Proposal 1No. 48 sheet advertising hoarding

- 1 The proposed signage is contrary to Policy AD1 of Planning Policy Statement 17 in that, if permitted, would have an adverse impact on the amenity of the area by virtue of visual clutter created by a proliferation of existing and proposed hoardings along this section of the Ormeau Road.

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Application Ref	Z/2013/1019/A		
Applicant	CBS Outdoor Ltd 6 Murray Street Belfast BT1 6DN	Agent	BGA Architects Ltd 50 Regent Street Newtownards BT23 4LP
Location	55 Ormeau Road Belfast BT7 1DY		
Proposal	2no 96 sheet advertising hoardings		

- 1 The proposed signage is contrary to Policy AD1 of Planning Policy Statement 17 in that, if permitted, would have an adverse impact on the amenity of the area by virtue of visual clutter created by a proliferation of existing and proposed hoardings along this section of the Ormeau Road.

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Application Ref	Z/2013/1048/F		
Applicant	Assembly Coffee LTD	Agent	Donaldson Planning 50a High Street Holywood Co Down BT18 9AE
Location	33 Massey Avenue Belfast BT4 2JT		
Proposal	Non-compliance with planning conditions 2 (the development shall operate between 08:00 and 22:00 hrs Monday to Saturday) and 3 (No frying of food shall take place in the development hereby approved) of Z/2011/0481/F		

- 1 The non-compliance with conditions 2 and 3 of planning approval Z/2011/0481/F is contrary to Planning Policy Statement 1: General Principles in that it would, if permitted, result in demonstrable harm to the amenity of nearby residents through noise nuisance and the potential for unacceptable odour.