

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.

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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 and extension of existing detached dwelling house into 4 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.

4

Application Ref Z/2012/1162/F

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

5

Application Ref Z/2012/1283/F

Applicant Mary E Patterson 60 Quarry Road **Agent** The Boyd Partnership LLP 1 River's
Belfast Edge
BT4 2NQ 13 Ravenhill Road
Belfast
BT6 8DN

Location Lands East of 60 Quarry Road
Belfast
BT4 2NQ

Proposal Proposed minor re-siting and change to house type design of existing approved dwelling on farm (ref:Z/2009/0413/F) - approved under current policy with new farm building and associated yard to accommodate and support the sustainable development of the existing farm business.

- 1 The proposal is contrary to Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being an exceptional case in that a dwelling has already been granted permission on the farm in the last 10 years.

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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/2013/0146/F

Applicant Wayne Atchinson 37 Stormont Park **Agent** Like Architects 34 Bedford Street
Belfast BT4 3GW Belfast BT2 7FF

Location 37 Stormont Park
Belfast BT4 3GW

Proposal Demolition of existing garage and construction of new garage with study above.

9

Application Ref Z/2013/0261/F

Applicant MJ McBride Construction Ltd c/o **Agent** Pragma Planning Scottish Provident
agent Building
7 Donegall Square West
Belfast BT1 6JH

Location Lands at the junction of the service road into former Visteon factory and Finaghy Road North
opposite Castlewood Manor and Woodland Grange
Belfast BT11

Proposal Erection of 9 apartments

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Application Ref Z/2013/0796/F

Applicant Steven and Louise Lowery 16 **Agent** Karl Ruddle 65 Hilltown Road
Malone Court Bryansford
Belfast Newcastle
BT9 6PA BT33 0QA

Location 16 Malone Court
Belfast BT9 6PA

Proposal 2 storey extension to rear of existing dwelling, single storey extension to existing detached
garage, pitched roof to replace existing flat roofed porch (Amended Plans)

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Application Ref Z/2013/0972/F

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

Agent

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.

12

Application Ref Z/2013/0991/A

Applicant CBS Outdoor Ltd 6 Murray Street
Belfast
BT1 6DN

Agent BGA Architects Ltd 50 Regent Street
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.

15

Application Ref Z/2013/1177/O
Applicant D Anderson c/o agent **Agent** GH Fekkes Architect 4 The Whins
 Larne
 BT40 2DS

Location 2 and 4 Foxglove Street Belfast

Proposal Proposed housing development to comprise of 3 no apartments with garages storage and in curtilage turning facilities

- 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, harm the character of the area and result in overdevelopment of the site and would cause unacceptable damage to the residential amenity of proposed residents through lack of private amenity space and inappropriate layout.
- 2 The application is contrary to Planning Policy Statement 3 AMP7 in that the applicant has failed to indicate a satisfactory arrangement for the parking and manoeuvring of vehicles.

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Application Ref Z/2013/1214/F
Applicant Fiona Loughrey C/o agent **Agent** McGarry Moon Architects Ltd 9
 Fallahogey Road
 Kilrea
 BT51 5ST

Location 50 Malone Park
 Belfast

Proposal Renovations and extensions to include demolition of existing rear return and garage, erection of two storey rear return and basement and erection of two storey detached garage with ancillary living accommodation above, associated site works

- 1 The proposal is contrary to Policy BH12 of Planning Policy Statement 6 'Planning, Archaeology and the Built Heritage' and the Malone Park Conservation Area Document, in that it would, if permitted, harm the character of the Malone Park Conservation Area through it's inappropriate scale, massing, form, layout, design and finishes.
- 2 The proposal is contrary to Policy EXT 1 of Planning Policy Statement 7 (Addendum) 'Residential Extensions and Alterations', in that it would, if permitted, harm the amenity of the adjoining residential properties by reason of overlooking, overshadowing and dominance.

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Application Ref Z/2013/1222/F

Applicant Hazeldene Enterprises LTd c/o agent **Agent** Ian H Foster 28 Station Road
Bangor
BT19 1HD

Location 25-41 Botanic Avenue
Belfast
BT7 1JG

Proposal Change of use (second floor only) to amusement arcade (amended description)

18

Application Ref Z/2013/1252/F

Applicant B Knox c/o agent **Agent** Robert Bleakley Architects Ltd 76
Main Street
Moirra
BT67 0LQ

Location 278 Belmont Road
Belfast
BT4 2HB

Proposal Demolition of existing garage and construction of dwelling

- 1 The proposal is contrary to Policy QD1 of Planning Policy Statement 7 'Quality Residential Environments', Policy LC1 of the Addendum to Planning Policy Statement 7 'Safeguarding the Character of Established Residential Areas and DCAN 8, in that it would, if permitted, harm the character of the area through inappropriate layout, design and scale resulting in detrimental backland development which would set a precedent for similar proposals.
- 2 The proposal is contrary to Policy QD1 of Planning Policy Statement 7 'Quality Residential Environments', Policy LC1 of the Addendum to Planning Policy Statement 7 'Safeguarding the Character of Established Residential Areas and DCAN 8, in that it would, if permitted, cause unacceptable damage to the residential amenity of both existing and prospective residents through unacceptable overlooking, overshadowing, dominance and a lack of private amenity space.
- 3 The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 7, in that it would, if permitted, prejudice the safety and convenience of road users since adequate provision cannot be made clear of the highway for the parking and turning of vehicles which would be attracted to the site.
- 4 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 road users since the width of the existing access renders it unacceptable for intensification of use and is not in accordance with the standards contained in the Department's Development Control Advice Note 15.

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Application Ref Z/2013/1392/F

Applicant Raymond Watters 16 Salisbury Gardens
Belfast
BT15 5EL **Agent**

Location 9 Thomas Street
Belfast
BT15 1FF

Proposal Change of use from dwelling to house in multiple occupation (HMO)