

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

Council Belfast

Date 3/20/14

ITEM NO	1			
APPLIC NO	Z/2011/1231/F	Full	DATE VALID	10/17/11
DOE OPINION	REFUSAL			
APPLICANT	Fatos Cufaj 4 Lismore Place Jordanstown Newtownabbey		AGENT	
LOCATION	NA			
PROPOSAL	Former petrol station between 115 and 125 Holywood Road Belfast BT4 3BE Change of use of former petrol station, with shop and car wash to hand car wash facility			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposed development is unacceptable in that insufficient information has been submitted to enable the Department to make an informed decision on the proposal.

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

ITEM NO	2			
APPLIC NO	Z/2013/0231/F	Full	DATE VALID	2/19/13
DOE OPINION	REFUSAL			
APPLICANT	Ridgeway 103 Airport Road Belfast BT3 9ED		AGENT	Robert Gilmore Architects 64 Haypark Avenue Belfast BT7 3FE 07795595434
LOCATION	103 Airport Road West Belfast BT3 9ED			
PROPOSAL	Erection of a 15m tall galvained steel tower for "Work at heights" training			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposed development is contrary to PPS 1 'General Principles' and DCAN 12 (2nd Edition) 'Planning Controls for Hazardous Substances' due to its proximity to a Major Hazard Installation (COMAH); and if permitted the development would result in an unacceptable increased risk to public safety in terms of the prospective users of the development.
- 2 Having notified the agent under Article 7 (4) of the Planning (General Development) Order (NI) 1993 that further details was required to allow the Department to determine the application and having not received this information, the Department considers the proposal unacceptable as submitted.

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

ITEM NO	3			
APPLIC NO	Z/2013/0624/F	Full	DATE VALID	6/5/13
DOE OPINION	APPROVAL			
APPLICANT	Helm Housing c/o agent		AGENT	TSA Planning 29 Linenhall Street Belfast BT2 8AB 02890434333
LOCATION	2 Bellevue Park 79-83 Antrim Road Newtownabbey BT36			
PROPOSAL	Demolition of 4 no existing dwellings on site and erection of 4no replacement dwellings with associated landscaping and site works (amended plans)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	2	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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

ITEM NO	4			
APPLIC NO	Z/2013/1006/F	Full	DATE VALID	9/9/13
DOE OPINION	APPROVAL			
APPLICANT	Apex Housing Association 10 Butcher Street Londonderry BT48 6HL		AGENT	McAdam Design LTD 1C Montgomery House Castlereagh Business Park 478 Castlereagh Road Belfast BT5 6BQ 028 9040 2000
LOCATION	Lands opposite 1-15 Kinnaird Terrace Belfast BT14 6BN			
PROPOSAL	15 two bedroom ground floor apartments and 10 two-bedroom duplex dwellings (15 residential units in total)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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

ITEM NO	5			
APPLIC NO	Z/2013/1120/F	Full	DATE VALID	10/7/13
DOE OPINION	APPROVAL			
APPLICANT	Bass c/o agent		AGENT	GREENbrick Architects 51 Malone Road Belfast BT9 6RY 07753826326
LOCATION	39 Denorrtton Park Belfast BT4 1SE			
PROPOSAL	2 storey extension to rear, with new access & car parking space to front			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	1	0	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	6			
APPLIC NO	Z/2013/1124/F	Full	DATE VALID	10/8/13
DOE OPINION	APPROVAL			
APPLICANT	Allen 105 South Circular Road Belfast BT4 2GD		AGENT	Insideout Architects 15 Grays Hill Bangor BT20 3BB NA
LOCATION	105 Circular Road BT4 2GD			
PROPOSAL	2 storey side extension with alterations to the front and side elevations			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	2	0	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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

ITEM NO	7			
APPLIC NO	Z/2013/1239/F	Full	DATE VALID	10/25/13
DOE OPINION	APPROVAL			
APPLICANT	Fold Housing Association c/o Agent		AGENT	G M Design Associates Ltd 22/24 Lodge Road Coleraine BT52 1NB 028 7039 6138
LOCATION	118 Donegall Avenue Belfast BT12 6LX			
PROPOSAL	Refurbishment and two-storey extension to rear of dwelling (Amended plans).			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	1	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	8			
APPLIC NO	Z/2013/1353/F	Full	DATE VALID	11/21/13
DOE OPINION	APPROVAL			
APPLICANT	S MacAuley 85 Marlborough Park North Malone Belfast BT9 6HL		AGENT	Seamus McLarnon 72 Upper Road Greenisland Carrickfergus BT38 8RL 07710 182652
LOCATION	85 Marlborough Park North Belfast BT9 6HL			
PROPOSAL	2 storey rear extension, and replacement single storey garage to side (Amended Plans)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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

ITEM NO	9			
APPLIC NO	Z/2013/1408/F	Full	DATE VALID	11/29/13
DOE OPINION	APPROVAL			
APPLICANT	Claire Ferry 208 Cregagh Road Belfast BT6 9EU		AGENT	
				NA
LOCATION	4 The Mount Ballymacarret Belfast (First Floor) BT5 4NA			
PROPOSAL	Change of use from first floor offices to yoga/pilates/complementary health studio in use class D2. Installation of heat pump units.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	10			
APPLIC NO	Z/2013/1448/F	Full	DATE VALID	12/12/13
DOE OPINION	APPROVAL			
APPLICANT	The Co-Operative Funeralcare		AGENT	Philip Lynn Architects 72 Ardmillan Road Newtownards BT23 6QN 077 2520 8437
LOCATION	34 Knockbreda Road Belfast BT6 0JB			
PROPOSAL	Alterations to shop front and erection of timber fence to rear boundary			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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

ITEM NO	11			
APPLIC NO	Z/2013/1470/F	Full	DATE VALID	12/18/13
DOE OPINION	REFUSAL			
APPLICANT	Colin Clear 39 Orpen Road Belfast BT10 0BP		AGENT	Jim Ireland Architects Ltd 18 Moss Road Banbridge BT32 5EF
LOCATION	39 Orpen Road Belfast BT10 0BP			
PROPOSAL	Proposed new dwelling with parking to rear of 39 Orpen Road and new access and driveway to the front of No. 39 Orpen Road (amended description and address)			
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 QD1 of the Department's Planning Policy Statement 7: Quality Residential Environments in that it would ,if permitted, result in unacceptable damage to the character of the area by reason of overdevelopment of the site due to inappropriate siting, layout, scale, form, massing and design and would set an undesirable precedent for similar development in the area. The proposal, if permitted, would also fail to provide adequate amenity space and would cause unacceptable damage to the residential amenity of existing residents by reason of dominance.

- 2 The proposal is contrary to Policy LC 1 of the Addendum to PPS 7: Safeguarding the Character of Established Residential Areas, in that it will increase the density of dwellings on this site in comparison to that found in the established residential area and the pattern of development is out of keeping with the overall character and environmental quality of the established residential area.

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

ITEM NO	12			
APPLIC NO	Z/2013/1475/F	Full	DATE VALID	12/18/13
DOE OPINION	REFUSAL			
APPLICANT	Seabrook Properties c/o agent		AGENT	ARTA The Garden Studio 76 Lansdowne Road Belfast BT15 4AA
LOCATION	105 Ulsterville Avenue Belfast BT9 7AU			
PROPOSAL	Construction of 1no dwelling house			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to 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 siting, layout, scale, form, massing and design causing unacceptable damage to the character and appearance of the area, and fails to provide adequate private amenity space. The proposal, if permitted, would also result in an unacceptable loss of amenity space for existing residents. The proposed development would therefore fail to create a quality residential environment.

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

ITEM NO	13			
APPLIC NO	Z/2014/0031/F	Full	DATE VALID	1/10/14
DOE OPINION	APPROVAL			
APPLICANT	Camilla Falls 1 Broughton Gardens Belfast		AGENT	Reality Architects 16 Demesne Park Holywood BT18 9NE 028 9059 0062
LOCATION	1 Broughton Gardens Belfast			
PROPOSAL	2 storey side extension, 2 storey rear extension			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	14			
APPLIC NO	Z/2014/0059/F	Full	DATE VALID	1/20/14
DOE OPINION	APPROVAL			
APPLICANT	Magee Health & Fitness c/o Agent		AGENT	TSA Planning 29 Linenhall Street Belfast BT2 8AB 028 9043 4333
LOCATION	Unit 1 M1 Business Park Blackstaff Way Kennedy Way Industrial Estate Belfast BT11			
PROPOSAL	Retention of gymnasium/fitness centre and all associated works			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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

ITEM NO	15			
APPLIC NO	Z/2014/0074/F	Full	DATE VALID	1/21/14
DOE OPINION	REFUSAL			
APPLICANT	J Brady		AGENT	GT Design 10 Comber Road Carrduff BT8 8AN 028 9081 3784

LOCATION adj to 42 Belmont Church Road Belfast BT4 3FF

PROPOSAL Erection of dwelling and attached garage- amendment to previous approval Z/2011/0410/F.

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	1	0	0		0	
			Addresses	Signatures	Addresses	Signatures
			0	0	0	0

- 1 The proposal is contrary to Policy QD 1 of the Department's Planning Policy Statement 7: Quality Residential Environments in that it would, if permitted, be harmful to the character of the area through inappropriate layout, form and massing resulting in overdevelopment of a restricted site and would cause unacceptable damage to the residential amenity of prospective and existing residents by reason of dominance and overshadowing.