

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/2012/1162/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.

4

Application Ref Z/2012/1330/F

Applicant Carncastle Properties Ltd 24 Main
Street
Hilltown
BT34 5UH

Agent Macrae Hanlon Spence Architects 2
Bellsbridge Office Park
100 Ladas Drive
Belfast
BT6 9FH

Location Site between nos 135 & 143 Upper Springfield Road
Belfast (site of Mourneview Pub - now demolished) BT17 0LU

Proposal Erection of 15 no 2 storey dwellings and 4 no 2 bedroom apartments and associated siteworks

5

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

7

Application Ref	Z/2013/0231/F		
Applicant	Ridgeway 103 Airport Road Belfast BT3 9ED	Agent	Robert Gilmore Architects 64 Haypark Avenue Belfast BT7 3FE
Location	103 Airport Road West Belfast BT3 9ED		
Proposal	Erection of a 15m tall galvained steel tower for "Work at heights" training		

- 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.

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Application Ref Z/2013/0261/F

Applicant MJ McBride Construction Ltd c/o agent **Agent** Pragma Planning Scottish Provident 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

9

Application Ref Z/2013/0624/F

Applicant Helm Housing c/o agent **Agent** TSA Planning 29 Linenhall Street
Belfast
BT2 8AB

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)

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Application Ref Z/2013/0912/F

Applicant Hagan Homes Ltd c/o agent **Agent** AMD Architectural Design 8 Canvy Manor
Drumnacavy
Portadown
BT63 5LP

Location 462-466 Shore Road
Belfast
BT15 4HD

Proposal Conversion of existing first floor premises to 3no. apartments

- 1 The proposal is contrary to Planning Policy Statement 1: 'General Principles' in that if approved it would not provide a suitable living environment as potential residents would be adversely affected by noise, vibrations and odours from existing commercial activity at ground floor level.
- 2 The proposal is contrary to Policy QD 1, Quality in New Residential Development, of Planning Policy Statement 7 (PPS 7) 'Quality Residential Environments' in that the applicant has failed to demonstrate that the proposal will not create conflict with adjacent land uses and no provision has been made for private open space.

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Application Ref Z/2013/0944/F

Applicant Henderson Property Group PO Box
49 Hightown Avenue
Newtownabbey

Agent Clarman Ltd Lineside House
Lineside
Coalisland
BT71 4LP

Location Lands at junction of Belmont Road and Pirrie Road and adjacent to 275 Belmont Road
Belfast

Proposal Proposed neighbourhood shop with petrol filling station facilities, ATM, forecourt canopy and carparking.

- 1 The proposal is contrary to Addendum to PPS 6: Areas of Townscape Character in that the proposal, if permitted, will result in harm to Belmont ATC through inappropriate scale, layout and design.
- 2 The proposal is contrary to Planning Policy Statement 1: General Principles in that, if permitted, will result in demonstrable harm to the character of this established residential area.

12

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.

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Application Ref Z/2013/0979/F

Applicant T Reynolds 14 Upper Lisburn Road
Belfast
BT10 0AA

Agent James McKernan Chartered
Architect 31 Beechill Road
Belfast
BT8 7PT

Location 47 Priory Park
Belfast
BT10 0AE

Proposal Single storey garage and store to rear of property, with access off Priory Gardens (Amended Plans)

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Application Ref Z/2013/1086/A

Applicant Quality Tailored Homes Office Suite **Agent** Quality Tailored Homes Office Suite
1
Cranmore House
613 Lisburn Road
Belfast
BT9 7GT

Location Office Suite 1
Cranmore House
613 Lisburn Road
Belfast
BT9 7GT

Proposal Advertisement at 1st floor level

- 1 The proposal is contrary to Policy AD1 of Planning Policy Statement 17 Control of outdoor Advertisements in that the proposal if permitted, would harm the visual amenity, character and appearance of the area due to inappropriate siting on the host building and set an undesirable precedent for further similar signage, resulting in further harm to the character of the area.
- 2 The proposal is contrary to policy AD1 of Planning Policy Statement 17: Control of Outdoor Advertisements in that the proposal if permitted, would harm the visual amenity of the surrounding area due to visual clutter caused by the cumulative effect of the proposal when read with other advertisements in the surrounding area.

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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/2013/1252/F

Applicant B Knox c/o agent **Agent** Robert Bleakley Architects Ltd 76
Main Street
Moirá
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/2013/1309/F

Applicant Windsor Lawn Tennis Club c/o agent **Agent** TODD Architects and Planners 2nd
Floor Titanic House
6 Queens Road
Belfast
BT3 9DT

Location Windsor Lawn Tennis Club
37 Windsor Avenue
Belfast
BT9 6EJ

Proposal Retrospective planning application for a storage container to facilitate the storage of tennis dome and associated equipment when not in use.

- 1 The proposal is contrary to Policy BH12 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the site lies within the Malone Conservation Area and the development would, if permitted, detract from its character and appearance by reason of its scale, form and materials which are not in sympathy with the characteristic built form of the area and do not conform with the guidance as set out in the Malone Conservation Area document.

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Application Ref Z/2013/1470/F

Applicant Colin Clear 39 Orpen Road **Agent** Jim Ireland Architects Ltd 18 Moss Road
Belfast BT10 0BP 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)

- 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.

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Application Ref Z/2014/0074/F

Applicant J Brady **Agent** GT Design 10 Comber Road
Carryduff
BT8 8AN

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.

- 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.