

Belfast Council

Applications for Planning Permission

and

Applications deferred from previous meetings

6/19/2014

Council**Date 6/19/14**

ITEM NO	1			
APPLIC NO	Z/2006/2924/F	Full	DATE VALID	12/19/2006
DOE OPINION	REFUSAL			
APPLICANT	Mr W Rea Rea Estates 373 Shankill Road Belfast BT13 3AB		AGENT	Hutcheson Irvine Partnership Studio 48 Grays Hill Bangor BT20 3BB 028 91 274420

LOCATION 45-50 Sydney Street West, Edenderry, Belfast**PROPOSAL** Residential development of 79 units comprising 38 no. houses and 41 no. apartments. (Amended Scheme).

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	2	0	0		0	
			Addresses	Signatures	Addresses	Signatures
			0	0	0	0

- 1 The Department has recieved insufficient information as required under Article 7 (4) of the Planning General Development Order (NI) 1993 to enable it to fully assess the application.
- 2 The proposal is contrary to Policy FLD 3 of Planning Policy Stateemtn 15: Planning and Flood Risk in that neither a Flood Risk Assessment nor Drainage Assessment were submitted to the Department for consideration.

ITEM NO 2
APPLIC NO Z/2011/0206/F Full **DATE VALID** 2/18/2011
DOE OPINION REFUSAL
APPLICANT Asia Supermarket **AGENT** GMR Architects 3
 St Judes Avenue
 Belfast BT7
 2GZ
 077 6846 2808

LOCATION 189-191 Ormeau Road and 2-24 Agincourt Avenue BT7 1SQ

PROPOSAL Amendment to previous approval (Plan Ref: Z/2007/1769/F). New supermarket, 3No retail units (previously 6 No retail units), 27 No apartments over two floors (previously 41 No apartments over three floors), 110 No car parking spaces on first and second floors (previously 56 No car parking spaces on basement level). One floor of storage and associated offices on basement level (previously on first floor).

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

- 1 The proposal is contrary to the Department's Planning Policy Statement 5, Retailing and Town Centres in that insufficient information as required by Article 7 (4) of the Planning (General Development) Order (NI) 1993 has been submitted to adequately demonstrate that the development of this out of centre location would not, if permitted, result in the vitality and viability of existing centres being adversely affected.
 - 2 The proposal is contrary to policy QD1 of the Department's Planning Policy Statement 7 in that insufficient information as required by Article 7 (4) of the Planning (General Development) Order (NI) 1993 has been submitted to adequately demonstrate a satisfactory methodology in the identification and mitigation of the unacceptable risks posed by contamination of the site and ensure that there is no adverse impact on the health and amenity of prospective residents.
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ITEM NO 3
APPLIC NO Z/2012/0426/F Full **DATE VALID** 4/12/2012
DOE OPINION REFUSAL
APPLICANT The McGinnis Group **AGENT** Michael Burroughs Associates 33 Shore Road Hollywood BT18 9HX

LOCATION PROPOSAL Wellington Square Annadale Embankment Belfast BT7 3LN

Variation of condition 3 (provision and maintenance of parking spaces) of Z/2006/1623/F by removing reference to drawing no. AL(02)001 Rev.A (revised parking layout at the Boulevard) so that the parking spaces approved on The Boulevard are not required to be provided. (Amended Scheme)

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	14	0	0	0
			Addresses Signatures	Addresses Signatures
			0 0	0 0

- 1 The application is contrary to PPS3 (Access, Movement and Parking) AMP7 (car Parking and Servicing Arrangements) in that the removal of the condition will leave a shortfall in parking provision, as detailed in the Departments published guidance, that will prejudice road safety, and significantly inconvenience the flow of traffic in Wellington Square.

ITEM NO 4
APPLIC NO Z/2012/0598/F Full **DATE VALID** 5/21/2012
DOE OPINION APPROVAL
APPLICANT Apex Procurement Group 10 Butcher Street Londonderry BT48 6HL **AGENT** McAdam Design Limited 1C Montgomery House Castlereagh Business Park 478 Castlereagh Road Belfast BT5 6BQ 028 9040 2000

LOCATION Lands adjacent to Duncairn Gardens incorporating Hillman Street Upper Meadow Street Spamount Street Lepper Street and Stratheden Street Belfast BT15

PROPOSAL Amended layout and two new house types - Demolition of 211 houses at Upper New Lodge to provide 89 social houses of mixed occupancy levels.

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

ITEM NO	5				
APPLIC NO	Z/2013/0003/F		Full	DATE VALID	1/2/2013
DOE OPINION	APPROVAL				
APPLICANT	Belfast Health and Social Care Trust Belfast City Hospital A Floor Lisburn Road Belfast BT9 7AB			AGENT	URS Beechill House Beechill Road Belfast BT8 7RP 02890706516
LOCATION	Belfast City Hospital Lisburn Road Belfast				
PROPOSAL	New Plant Room to contain water storage tanks				
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions
	0	0	0	0	0
			Addresses	Signatures	Addresses Signatures
			0	0	0 0

ITEM NO	6				
APPLIC NO	Z/2013/0173/F		Full	DATE VALID	2/12/2013
DOE OPINION	REFUSAL				
APPLICANT	Sebastian Fechette 26 Botanic avenue Belfast			AGENT	Rosetta Design Services Ltd 354 Ormeau Road Belfast BT7 3HW
LOCATION	26 Botanic Avenue Belfast				
PROPOSAL	Use of ground floor as restaurant and hot food carry out.				
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions
	0	0	0	0	0
			Addresses	Signatures	Addresses Signatures
			0	0	0 0

- 1 The proposal is contrary to Planning Policy Statement 1, General Principles and DCAN 4 in that the use would, if permitted, harm the living conditions of the flat above through noise, odours, nuisance and general disturbance resulting in a loss of residential amenity.

ITEM NO	7			
APPLIC NO	Z/2013/0661/F	Full	DATE VALID	6/13/2013
DOE OPINION	REFUSAL			
APPLICANT	Ms Maura Milligan		AGENT	Donaldson Planning 50a High Street Holywood BT18 9AE 018 9042 3320

LOCATION

The Chippie 133 Stranmillis Road Belfast BT9 5AJ

PROPOSAL

Retrospective change of use of ground floor to restaurant with hot food take away

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 the Departments' Planning Policy Statement 5 'Retailing and Town Centres and associated Guidance Note 5A : Control of Restaurants and Cafe's - Stranmillis Road in that it would, if permitted, result in a proliferation of such uses in the locality, thereby bringing about a detrimental change in the character and amenity of the area and would undermine the vitality and viability of the Stranmillis local centre.
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ITEM NO 8
APPLIC NO Z/2013/0961/LBC
DOE OPINION **CONSENT**
APPLICANT Belfast City Council Adelaide Exchange 24-26 Adelaide Street Belfast BT2 8D
AGENT Hall Black Douglas 152 Albertbridge Road Belfast BT5 4G
DATE VALID 8/29/2013
 Listed Buildir
 028 9045 0681

LOCATION

PROPOSAL The Tropical Ravine Botanic Gardens Belfast BT9 5AB
 Alterations to include new glass porch entrance to the side, restoration of brick work, steel superstructure, new windows and roof, provision of new services, lift and w.c's, new M&E installations . Reconstruction/widening of both internal and external pathways, provision of new external paths, associated landscaping and temporary road surface. (amended description and drawings)

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

ITEM NO 9
APPLIC NO Z/2013/0966/F
DOE OPINION **APPROVAL**
APPLICANT Belfast City Council Adelaide Exchange 24-26 Adelaide Street Belfast BT2 8GD
AGENT Hall Black Douglas Architects 152 Albertbridge Road Belfast BT5 4GS
DATE VALID 8/29/2013
 Full
 028 9045 0681

LOCATION

PROPOSAL The Tropical Ravine Botanic Gardens Belfast
 Alterations to include new glass porch entrance to the side, restoration of brick work, steel superstructure, new windows and roof, provision of new services, lift and w.c's, new M&E installations . Reconstruction/widening of both internal and external pathways, provision of new external paths, associated landscaping and temporary road surface. (amended description and drawings)

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

ITEM NO 10
APPLIC NO Z/2013/1248/F Full **DATE VALID** 10/28/2013
DOE OPINION APPROVAL
APPLICANT Property Management Services 3 **AGENT** Clarman Ltd Unit 1
 Duncrue Place Belfast BT3 33 Dungannon
 9BU Road
 Coalisland
 BT714hp
 028 8774 7900

LOCATION
 78-80 Sandy Row & 22-32 Wellwood Street Belfast

PROPOSAL
 Proposed supermarket

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

ITEM NO 11
APPLIC NO Z/2013/1271/F Full **DATE VALID** 10/30/2013
DOE OPINION APPROVAL
APPLICANT Tesco Stores Ltd Cirrus House **AGENT** Edgeplan Limited
 Falcon Way Shire Park Forsyth House
 Welwyn Garden City AL7 1AB Cromac Square
 Belfast BT2
 8LA
 0161 228 2226

LOCATION
 34-36 University Road Belfast BT7 1NH

PROPOSAL
 New shopfront to facade and provision of replacement plant and equipment and ATM
 (Amended Proposal T Plans)

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

ITEM NO 12
APPLIC NO Z/2013/1278/F Full **DATE VALID** 11/1/2013
DOE OPINION APPROVAL
APPLICANT Healthcare Ireland Belfast Ltd c/o **AGENT** Donaldson
 Agent Planning 50A High
 Street
 Holywood BT18
 9AE
 028 9042 3320

LOCATION

Lands adjacent to Holy Cross Church 432 Crumlin Road Belfast BT14 7GE

PROPOSAL Proposed 76 bed care home with associated car parking and landscaping accessed off Crumlin Road (Amended parking and road layout)

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

ITEM NO 13
APPLIC NO Z/2013/1365/F Full **DATE VALID** 11/22/2013
DOE OPINION APPROVAL
APPLICANT Belfast City Council **AGENT** Todd Architects
 and Planners 2nd
 Floor Titanic
 House 6 Queen's
 Road Belfast
 BT3 9DT
 028 9024 5587

LOCATION

Land bounded by Waterfront Hall 2 Lanyon Place and the River Lagan Belfast BT1 3WH

PROPOSAL New conference and exhibition facilities augmenting the existing Waterfront hall and incorporating multi-functional spaces, ancillary dining facilities, offices and storage and associated infrastructure and site works.

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	2	1	0		0	
			Addresses	Signatures	Addresses	Signatures
			0	0	0	0

ITEM NO 14
APPLIC NO Z/2013/1483/F Full **DATE VALID** 12/20/2013
DOE OPINION APPROVAL
APPLICANT Benmore Developments (NI) Ltd **AGENT** Consarc Design
 Rushmore House 46 Cadogan Group 4 Cromac
 Park Belfast BT9 6HH Quay Belfast
 BT7 2JD
 02890828400

LOCATION

89 and 89a Knock Road Belfast BT5 6LF

PROPOSAL Demolition of 2no detached dwellings and erection of 9 no detached dwellings with associated roads and landscaping.

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

ITEM NO 15
APPLIC NO Z/2013/1518/F Full **DATE VALID** 12/20/2013
DOE OPINION APPROVAL
APPLICANT The Richland Group c/o agent **AGENT** Clyde Shanks Ltd
 5 Oxford Street
 Belfast BT1
 3LA
 02890 434393

LOCATION

65-71 Dublin Road Belfast BT2 7HE

PROPOSAL Erection of 9 storey building comprising ground floor cafe with mezzanine level and apartments above with ancillary space including basement, servicing and lobby areas (amended description).

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

ITEM NO 16
APPLIC NO Z/2014/0151/A
DOE OPINION REFUSAL
APPLICANT Adam Bartel 70 Willowfield Drive
 Belfast BT6 8HN

Advertisement **DATE VALID** 2/7/2014

AGENT

NA

LOCATION

418 Newtownards Road Belfast BT4 1HH

PROPOSAL

Banner and vertical sign

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

- 1 The proposal is contrary to Policy AD1 of Planning Policy Statement 17 Control of outdoor Advertisements in that the proposed development if permitted, would harm the visual amenity, character and appearance of the area due to inappropriate scale and proportions.
- 2 The proposal is contrary to Policy AD1 of Planning Policy Statement 17 Control of outdoor Advertisements in that the proposed development if permitted would have an adverse impact on the visual amenity of the area by virtue of visual clutter created by a proliferation of existing advertisements along this section of the Newtownards Road

ITEM NO 17
APPLIC NO Z/2014/0302/F
DOE OPINION APPROVAL
APPLICANT E O'Connor 5 Piney Lane
 Belfast BT9 5QS

Full **DATE VALID** 3/4/2014

AGENT James McKernan
 31 Beechill Road
 Belfast BT8
 7PT
 07876688160

LOCATION

25 Viewfort Park Dunmurry Belfast BT17 9JY

PROPOSAL

Demolition of an existing dwelling house and garage and construction of 2no detached dwelling houses and associated site works

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	2	0	Addresses	Signatures	Addresses	Signatures
			0	0	0	0

ITEM NO 18
APPLIC NO Z/2014/0311/F Full **DATE VALID** 3/6/2014
DOE OPINION APPROVAL
APPLICANT FR Ventures Ltd c/o Agent **AGENT** TSA Planning 29
 Linenhall Street
 Belfast BT2
 8AB
 028 9043 4333

LOCATION

18 Irwin Avenue Belfast BT4

PROPOSAL Proposed change of use and alterations/extension to existing residential property to provide House in Multiple Occupation for 6 no. bedrooms (Amended Description)

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	26	0	0		0	
			Addresses	Signatures	Addresses	Signatures
			0	0	0	0

ITEM NO 19
APPLIC NO Z/2014/0472/LBC Listed Buildir **DATE VALID** 4/8/2014
DOE OPINION CONSENT
APPLICANT Assembly Coffee Ltd 33 Massey Avenue Belfast BT4 2JT **AGENT** Hardy Planning and Design 11 Stockbridge Park Donaghadee BT21 0QH 0289188 3580

LOCATION

Storm in a Teacup 33 Massey Avenue Belfast BT4 2JT

PROPOSAL Retrospective planning permission for a roof mounted extraction fan to flat roof over existing kitchen

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	2	0	0		0	
			Addresses	Signatures	Addresses	Signatures
			0	0	0	0

ITEM NO 20
APPLIC NO Z/2014/0480/F Full **DATE VALID** 4/8/2014
DOE OPINION APPROVAL
APPLICANT Assembly Coffee Ltd 33 Massey Avenue Belfast BT4 2JT **AGENT** Hardy Planning and Design 11 Stockbridge Park Donaghadee County Down BT21 0QH 028 9188 3580

LOCATION

PROPOSAL Storm in a Tea Cup 33 Massey Avenue Belfast BT4 2JT
 Retrospective planning permission for a roof mounted extraction fan to flat roof over existing kitchen

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	2	0	0	0	0	0
			Addresses	Signatures	Addresses	Signatures
			0	0	0	0

ITEM NO 21
APPLIC NO Z/2014/0552/A Advertisemen**DATE VALID** 4/24/2014
DOE OPINION REFUSAL
APPLICANT Mr Bryan Orr 5 Larne Road Ballynure BT39 9UA **AGENT** Beechview Developments Ltd 5 Larne Road Ballynure BT39 9UA 028 9334 1666

LOCATION

PROPOSAL 21 Social 1 Hill Street Belfast BT1 2LA
 Self adhesive vinyl with clear self adhesive laminate

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

- 1 The proposal is contrary to Policy AD1 of the Department's Planning Policy Statement (PPS) 17, 'Control of Outdoor Advertisements', in that the proposed sign, if permitted, would be of an inappropriate scale that would dominate the host building and have a detrimental impact on the visual amenity on the character and appearance of the surrounding area.
- 2 The proposal is contrary to Policy BH13 of Planning Policy Statement 6 'Planning, Archaeology and the Built Heritage' in that it would, if permitted, be visually dominant and would adversely affect the character and appearance of the Cathedral Conservation Area.
- 3 The proposal is contrary to Policy BH 11 of Planning Policy Statement 6 'Planning, Archaeology and the Built Heritage' in that it would, if permitted, detract from the character and setting of adjacent listed buildings by reason of its inappropriate detailed design, scale and height.

ITEM NO 22
APPLIC NO Z/2014/0553/F
DOE OPINION REFUSAL
APPLICANT Knockview Ltd

Full
DATE VALID 4/24/2014
AGENT John Kirkpatrick
 Architect 20
 Ballyknockan
 Road Saintfield
 BT24 7HJ
 028 9081 2806

LOCATION

Site to the rear of 23 Knock Road Belfast BT5 6LA

PROPOSAL

2 No. dwellings (2 storey semi-detached)

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	6	0	0	0	0	0
			Addresses	Signatures	Addresses	Signatures
			0	0	0	0

- 1 The proposal is contrary to policy QD1 of the Department's Planning Policy Statement 7 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. The proposal would be harmful to the living conditions of prospective residents through insufficient private amenity space and loss of privacy by overlooking from neighbouring properties resulting in a loss of residential amenity. The proposal would fail to provide a quality and sustainable residential environment.
 - 2 The proposal is contrary to policy QD1 of the Department's Planning Policy Statement 7 in that the proposal would, if permitted, be harmful to the living conditions of existing residents through loss of amenity space resulting in unacceptable levels of hardsurfacing, dominance, and result in poor outlook due to inappropriate layout and design. The proposed development would therefore fail to create a quality residential environment.
 - 3 The development is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 3 'Access to Protected Routes' in that it would, if permitted, result in the intensification of an existing vehicular access onto a Protected Route (A55 Knock Road), thereby prejudicing the free flow of traffic and conditions of general safety.
 - 4 The proposal is contrary to policy QD1 of the Department's Planning Policy Statement 7 in that the proposal would, if permitted, be located in an area of poor air quality and appropriate mitigation measures have not been demonstrated to ensure that there is no adverse impact on the health and amenity of prospective residents.
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ITEM NO 23
APPLIC NO Z/2014/0574/DCA
DOE OPINION REFUSAL
APPLICANT Hawksdale LTD 17 Croft Road
 Holywood BT18 0PB

Demolition w **DATE VALID** 4/30/2014
AGENT Blackstaff
 Architects 2
 College House
 Citylink Durham
 Street Belfast
 BT12 4HD
 028 9024 6260

LOCATION

12 Deramore Park Belfast BT9 5JT

PROPOSAL

Existing outbuilding to rear to be demolished.

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	13	0	0	0	0	0
			Addresses	Signatures	Addresses	Signatures
			0	0	0	0

- 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 make a material contribution to the character of the Malone Conservation Area and no exceptional reason has been demonstrated which, in the judgement of the Department, justifies their demolition.

ITEM NO 24
APPLIC NO Z/2014/0576/F Full **DATE VALID** 4/30/2014
DOE OPINION REFUSAL
APPLICANT Hawksdale Ltd 17 Croft Road **AGENT** Blackstaff
 Holywood BT18 0PB College House
 Durham Street
 Belfast BT12
 4HQ
 028 9024 6260

LOCATION

12 Deramore Park Belfast BT9 5JT

PROPOSAL Demolition of outbuildings, retention and conversion of garage with new build extensions as 2 dwellings

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	13	0	0	0	0	0
			Addresses	Signatures	Addresses	Signatures
			0	0	0	0

- 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 as its scale, form, massing and proportions is not in sympathy with the characteristic built form of the area and does not conform with the guidance set out in the Malone Conservation Area document and cause damage to existing trees.
 - 2 The proposal is contrary to Planning Policy Statement 6 - Planning, Archaeology and the Built Heritage, Policy BH12 in that it would, if permitted, harm the character of the Malone Conservation Area through inappropriate layout resulting in detrimental backland development which would set a precedent for similar proposals.
 - 3 The proposal is contrary to Policy QD1 of the Departments Planning Policy Statement 7: Quality Residential Environments and DCAN 8 in that the proposed development does not include adequate provision for private amenity space and if permitted, cause unacceptable damage to residential amenity through an inappropriate layout which poses dominance and overbearing.
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ITEM NO 25
APPLIC NO Z/2014/0596/F Full **DATE VALID** 5/6/2014
DOE OPINION REFUSAL
APPLICANT Mastercraft Construction Ltd c/o **AGENT** studiorogers c/o
 agent The Egg Store 1
 Mountsandel
 road Coleraine
 BT52 1JB
 028 7032 9090

LOCATION

342 Stranmillis Road Belfast BT9 5ED

PROPOSAL Proposed residential development to include 2 no semi-detached dwellings on Stranmillis Road and 2 no. semi-detached dwellings facing Hillside Drive.

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	7	0	0		0	
			Addresses	Signatures	Addresses	Signatures
			0	0	0	0

- 1 The proposal is contrary to policy QD1 of the Department's Planning Policy Statement 7: Quality Residential Environments and associated guidance in that it would, if permitted, result in unacceptable damage to the local character, residential amenity and environmental quality of this residential area by reason of a development that fails to respect the surrounding context and results in overdevelopment of the site as well as providing poor outlook for future residents, would result in unacceptable overlooking to existing properties and would set an undesirable precedent for similar development along Stranmillis Road.
- 2 The proposal is contrary to the Departments Addendum to Planning Policy Statement 7: Safeguarding the Character of Established Areas Policy LC1 in that the proposed pattern of development is not in keeping with the overall character and environmental quality of the established residential area.

ITEM NO 26
APPLIC NO Z/2014/0607/F Full **DATE VALID** 5/9/2014
DOE OPINION APPROVAL
APPLICANT S Carpaci 13 Balfour Avenue **AGENT** Ronan Downey
 Belfast BT7 3EU RIBA 65 Eglantine
 Avenue Belfast
 BT9 6EW
 07751 282038

LOCATION

113-115 Ormeau Road Belfast BT7 1SH

PROPOSAL Retrospective permission for use of land as carwash

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

ITEM NO 27
APPLIC NO Z/2014/0609/A
DOE OPINION REFUSAL
APPLICANT Lida Fartash 36 Rosevale
 Avenue Drumbeg Belfast
 BT17 9AE

Advertisement **DATE VALID** 5/9/2014

AGENT

NA

LOCATION

246-248 Ravenhill Road Belfast BT6 8GJ

PROPOSAL

Banner

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

- 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, scale and proportions.
- 2 The proposal is contrary to Policy ATC3 of Planning Policy Statement 6 (Addendum) Areas of Townscape Character in that the proposal if permitted would detract from the overall character and appearance of the area. And would set an undesirable precedent for further similar signage, resulting in further harm to the character of the area.