

Belfast Council

Applications for Planning Permission

and

Applications deferred from previous meetings

8/7/14

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

Council Belfast

Date 8/7/14

ITEM NO	1		
APPLIC NO	Z/2012/0117/RM	Reserved M:	DATE VALID 2/1/12
DOE OPINION	REFUSAL		
APPLICANT	G Fisher c/o agent	AGENT	McCreanor & Co Architects 85 Plantation Road Craigavon BT63 5NN 028 3883 2711

LOCATION Site East of Ballygomartin Reservoir
Ballymartin Road
West Belfast
Co. Antrim

PROPOSAL Residential development of 123 no. dwellings consisting of semi-detached, townhouses, apartments and associated site works

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 Planning Policy Statement 1: General Principles and Planning Policy Statement 7: Quality Residential Environments, Policy QD1 (a), (c) and (h) in that it would not create a quality environment in this established residential area. The proposal, if approved would represent overdevelopment of the site that fails to respect the surrounding context in terms of layout and offers a poor quality of environment for future residents.
- 2 The proposal is contrary to Planning Policy Statement 8: Open Space, Sport and Outdoor Recreation, Policy PS 2 in that inadequate provision has been made for public open space.
- 3 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 not in keeping with the overall character and environmental quality of the area.
- 4 The proposal is contrary to Planning Policy Statement 15, Policy FLD 3: Development beyond Flood Plains in that it has not been demonstrated that the proposed development does not add to the risk of flooding at the site or elsewhere.

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ITEM NO	2			
APPLIC NO	Z/2012/1294/F	Full	DATE VALID	11/19/12
DOE OPINION	APPROVAL			
APPLICANT	Ace Bates Skip Hite Ltd 1 Duncrue Pass Belfast BT3 9B5		AGENT	Hoy Dorman Consulting Ltd 20 Adelaide Street Belfast BT2 8GB 028 9051 7003
LOCATION	1 Duncrue Pass Belfast BT3 9BS			
PROPOSAL	Proposed modifications to existing WTS/MRF facility to include an extension to the existing building, covered yard area, changes to internal layout and additional processing infrastructure. Including internal storage bays, storage of baled RDF, biomass boiler and the acceptance of additional EWC codes.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	3			
APPLIC NO	Z/2013/0171/F	Full	DATE VALID	2/11/13
DOE OPINION	REFUSAL			
APPLICANT	Fane Oils Ltd c/o agent		AGENT	Quarry Design Studio 1 Kensington Gardens Farmhill Road Holywood BT18 0AQ 07824 6638091

LOCATION 77 Grand Parade
Belfast
BT5 5HG

PROPOSAL Replacement of 2 existing underground tanks with one split underground tank.

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 Department's Planning Policy Statement 1: General Principles in that insufficient information, requested under Article 7 (4) of the Planning (General Development) Order (NI) 1993, has been provided to demonstrate a satisfactory methodology in the identification and mitigation of the unacceptable risks posed by contamination of the site.

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ITEM NO	4			
APPLIC NO	Z/2013/0792/A	Advertiseme	DATE VALID	7/16/13
DOE OPINION	REFUSAL			
APPLICANT	Haymarket House (Belfast) Ltd Europa House 20 Esplanade Scarborough Y011 2AQ	AGENT	Scarborough Group 93 George Street Edinburgh EH2 3ES 0131 240 1236	
LOCATION	Forsythe House Cromac Square BT2 8LA			
PROPOSAL	Office occupier signs			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	3	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy AD 1 of Planning Policy Statement 17 'Control of Outdoor Advertisements' in that, if permitted, would harm the visual amenity of the host building and the locality by reason of its inappropriate location, dominance and visual clutter. The proposal would also set an undesirable precedent for further similar signage.
- 2 The proposal is contrary to Policy BH13 of Planning Policy Statement 6 'Planning, Archaeology and the Built Heritage' in that, if permitted, would adversely affect the setting of the Linen Conservation Area by reason of its inappropriate location, scale and visual clutter.
- 3 The proposal is contrary to Policy ATC 3 of the Addendum to Planning Policy Statement 6 'Planning, Archaeology and the Built Heritage' in that, if permitted, would fail to maintain the overall character and appearance of Victoria Street/Oxford Street Area of Townscape Character by reason of its inappropriate location, scale and visual clutter.

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ITEM NO	5			
APPLIC NO	Z/2013/0900/LBC	Listed Building	DATE VALID	8/8/13
DOE OPINION	CONSENT			
APPLICANT	Pauline Cosgrove c/o Agent	AGENT	McCann Moore Architects 705 Lisburn Road Belfast BT9 7GH 02890 683629	
LOCATION	21 23 and 25 Ulsterville Avenue Belfast			
PROPOSAL	Refurbishment of existing buildings to provide 15 No. one bed apartments and 3no. two bed duplex apartments. An extra floor will be added to the returns on 21 and 23 Ulsterville Avenue. External escape stair to be removed. (Amended)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	6			
APPLIC NO	Z/2013/1009/F	Full	DATE VALID	9/9/13
DOE OPINION	APPROVAL			
APPLICANT	Pauline Cosgrove c/o agent		AGENT	McCann Moore Architects 715 Lisburn Road Belfast BT9 7GU 90683629
LOCATION	21 23 and 25 Ulsterville Avenue Belfast BT9 7AS			
PROPOSAL	Refurbishment of existing buildings to provide 15 No. one bed apartments and 3no. two bed duplex apartments. An extra floor will be added to the returns on 21 and 23 Ulsterville Avenue. External escape stair to be removed. (Amended Description)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	7			
APPLIC NO	Z/2013/1096/F	Full	DATE VALID	10/1/13
DOE OPINION	APPROVAL			
APPLICANT	Adajeo Ltd c/o agent		AGENT	Bill McAlister 34 Ballybarnes Road Newtownards BT23 4UE 07850187577
LOCATION	192-196 Cavehill Road Belfast			
PROPOSAL	Construction of 2 retail units.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	2	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	8			
APPLIC NO	Z/2013/1151/F	Full	DATE VALID	10/9/13
DOE OPINION	REFUSAL			
APPLICANT	LCP Ltd c/o agent		AGENT	Design 2 Architects 29 Shore Road Holywood BT18 9HX 9042 8878
LOCATION	99 and 99a Joy Street Town Parks Belfast BT2 8LG			
PROPOSAL	Retention of temporary car park/vehicle layover pending redevelopment of site			
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 policy AMP 10 of Planning Policy Statement 3 (PPS 3) in that a robust analysis has not been provided by the applicant to satisfactorily demonstrate an identified need for the retention of temporary car park".
- 2 The proposed development is contrary to policy AMP 11 of PPS 3 in that the applicant has failed to demonstrate that it complies with Policy AMP 10 and that a need exists which cannot be met in the short term by the Department or the private sector.

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ITEM NO	9			
APPLIC NO	Z/2013/1254/O	Outline	DATE VALID	10/29/13
DOE OPINION	APPROVAL			
APPLICANT	David Warren 245 Woodstock Road Belfast BT6 8PQ		AGENT	A L D A Architects 537 Antrim Road Belfast BT15 3BU 07769225997
LOCATION	243 -245 Woodstock Road Belfast BT6 8PQ			
PROPOSAL	Ground floor retail unit with 5 no apartments over			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	10			
APPLIC NO	Z/2013/1283/F	Full	DATE VALID	11/4/13
DOE OPINION	APPROVAL			
APPLICANT	M Kyriacou c/o agent		AGENT	Blackstaff Architects 2 College House Citylink Durham Street Belfast BT12 90246260
LOCATION	41-45 Little Donegall Street Belfast BT1 2JD			
PROPOSAL	Retrospective application for retention of 6 storey building with ground floor retail space and 20 apartments above.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	11			
APPLIC NO	Z/2013/1431/F	Full	DATE VALID	12/10/13
DOE OPINION	APPROVAL			
APPLICANT	Belfast Education And Library Board 40 Academy Street Belfast BT1 2NG		AGENT	Ostick and Williams Architects 14 Edgewater Road Belfast BT3 9JQ 02890778810
LOCATION	Mountainhill Youth Club 146 Ligoniel Road Belfast Co Antrim BT14 8DT			
PROPOSAL	Proposal for new pitch and flood lighting and replacement of existing retaining wall			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	12			
APPLIC NO	Z/2013/1476/F	Full	DATE VALID	12/17/13
DOE OPINION	APPROVAL			
APPLICANT	Donaghmore Construction Ltd c/ o agent		AGENT	Strategic Planning 4 Pavillions Office Park Kinnegar Drive Holywood BT18 9JQ 02890425222
LOCATION	Lands at the corner of Grove Street East and Fashoda Street Belfast BT5			
PROPOSAL	Social housing development comprising of 13no dwellings (11 no. terraced and 2 no. semi-detached properties) and associated car parking			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	10	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	13			
APPLIC NO	Z/2013/1512/F	Full	DATE VALID	12/20/13
DOE OPINION	APPROVAL			
APPLICANT	John Devlin 12 Jubilee Avenue Belfast BT15 3BX		AGENT	mcguinness architects 2 Fortwilliam Gardens Belfast BT15 4BS 02890295463
LOCATION	12 Jubilee Avenue Belfast BT15 3BX			
PROPOSAL	Change of use from house to 2 apartments, works to include erection of single storey extension to rear.			
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/2014/0094/F	Full	DATE VALID	1/28/14
DOE OPINION	APPROVAL			
APPLICANT	Galgorm Properties c/o agent		AGENT	Inaltus 109 Galwally Avenue Belfast BT8 7AJ 07772947761
LOCATION	Lands at 406-420 Donegall Road and 1-3 Glenmachan Street Belfast BT12 6JA			
PROPOSAL	Furniture showroom and ancillary site works			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	2	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	15			
APPLIC NO	Z/2014/0147/F	Full	DATE VALID	2/5/14
DOE OPINION	APPROVAL			
APPLICANT	EK Fuels LTD Forkhill Road Lisdoon Dundalk Co Louth	AGENT	WDR and RT Taggart Laganwood House New Forge Lane Belfast BT9 5NX 028 9066 2121	
LOCATION	Lands adjacent to Donegall Road roundabout within the car park of Park Centre Shopping Centre Donegall Road Belfast Co Antrim BT12 6HN			
PROPOSAL	Proposed petrol filling station to include provision of 2 new fuel pumps and 1 no. kerosene pump, replacement canopy, new payment kiosk unit together with associated underground fuel tanks and interceptor.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	16			
APPLIC NO	Z/2014/0189/F	Full	DATE VALID	2/12/14
DOE OPINION	REFUSAL			
APPLICANT	Millar and Mills C and D c/o agent		AGENT	Site Express 45 Church View Holywood BT18 9DP 028 9042 7135
LOCATION	41 Malone Road Belfast Co. Antrim BT9 6RX			
PROPOSAL	Change of use of existing building from photography studio and offices to 6no apartments and internal alterations. No external alterations			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	2	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 and Policy LC2 of the Addendum to PPS 7 and in that it would if permitted cause unacceptable damage to residential amenity, harming the living conditions of prospective residents through poor outlook, overshadowing and general disturbance and would set an undesirable precedent.
- 2 The Department has insufficient information as required under Article 7 (4) of the Planning (General Development Order (NI) 1993 to fully assess whether the proposal is acceptable in terms of access, movement and parking.
- 3 The Department has insufficient information as required under Article 7 (4) of the Planning (General Development Order (NI) 1993 to fully assess whether the proposal is acceptable in terms policies BH 7 and BH 8 of Planning Policy Statement 6 'Planning Archaeology and the Built Heritage' in relation to the proposed change of use and alterations to this Listed Building.

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ITEM NO	17			
APPLIC NO	Z/2014/0190/LBC	Listed Building	DATE VALID	2/12/14
DOE OPINION	REFUSAL			
APPLICANT	Millar and Mills C and D c/o agent	AGENT	Site Express 45 Church View Holywood BT18 9DP 028 9042 7135	
LOCATION	41 Malone Road Belfast Co.Antrim BT9 6RX			
PROPOSAL	Internal alterations including new load bearing walls and staircase in the return to facilitate change of use and sub-division from offices to 6 self contained apartments with no external alterations or changes to the exterior fabric of the building (amended description)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The Department has insufficient information as required under Article 7 (4) of the Planning (General Development Order (NI) 1993 to fully assess whether the proposal is acceptable in terms policies BH 7 and BH 8 of Planning Policy Statement 6 'Planning Archaeology and the Built Heritage' in relation to the proposed change of use and alterations to this Listed Building.

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ITEM NO	18			
APPLIC NO	Z/2014/0209/F	Full	DATE VALID	2/17/14
DOE OPINION	APPROVAL			
APPLICANT	Teach Mhamo 8 Mulroy Park Belfast 0BT11 9HY		AGENT	MMAS Architects Floor 2 Conway Mill 5-7 Conway Street Belfast BT13 2DE 07967 495 565
LOCATION	2 Glen Road Heights Belfast BT11 8RB			
PROPOSAL	Erection of modular building and associated site works (daycare facility)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	1	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	19			
APPLIC NO	Z/2014/0239/F	Full	DATE VALID	2/24/14
DOE OPINION	APPROVAL			
APPLICANT	Lagan Homes Ltd 19 Clarendon Road Belfast BT1 3BG		AGENT	Alan Patterson Design Darragh House 112 Craigdarragh Road Helen's Bay BT19 1UB 02891 852582
LOCATION	Lands located to the rear of 32-35 Mill Valley Place and adjoining Mill Valley Road Ligoniel Road Belfast BT14			
PROPOSAL	Erection of 12no dwellings (change of house type from that previously approved under planning ref Z/2010/1250/F) comprising of 8no semi-detached dwellings and 4no. detached dwellings with associated car-parking and siteworks.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	20			
APPLIC NO	Z/2014/0294/LBC	Listed Building	DATE VALID	3/4/14
DOE OPINION	CONSENT			
APPLICANT	Mr G Donnelly		AGENT	Ivory Architects 66 Rawbrae Road Whitehead BT38 9SZ 07977923685
LOCATION	46 Hamilton Street Belfast			
PROPOSAL	Conversion of existing 2 storey 2 bedroom apartment to 2no. 1 bedroom apartments.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	21			
APPLIC NO	Z/2014/0296/F	Full	DATE VALID	3/4/14
DOE OPINION	APPROVAL			
APPLICANT	Mr G Donnelly		AGENT	Ivory Architects 66 Rawbrae Road Whitehead BT38 9SZ 028 9335 3725
LOCATION	46 Hamilton Street Belfast			
PROPOSAL	Conversion of existing 2 storey 2 bedroom apartment to 2No. 1 bedroom apartments			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	22			
APPLIC NO	Z/2014/0327/F	Full	DATE VALID	3/11/14
DOE OPINION	APPROVAL			
APPLICANT	Mr A J Donnan 31 Blenheim Drive Belfast BT6 9GD		AGENT	NA
LOCATION	31 Blenheim Drive Belfast BT6 9GD			
PROPOSAL	Single storey rear extension and alterations to existing fence (Amended PHD form received)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	3	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	23			
APPLIC NO	Z/2014/0348/A	Advertiseme	DATE VALID	3/14/14
DOE OPINION	REFUSAL			
APPLICANT	Northern Property NI	c/o agent	AGENT	Ivory Architects 66 Rawbrae Road Whitehead BT38 9SZ 02893353725
LOCATION	247 Falls Road Belfast			
PROPOSAL	Billboard sign			
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 AD 1 of Planning Policy Statement 17 (Control of Outdoor Advertisements). In that, if granted, it would have a detrimental impact on the host building by way of covering window openings contrary to criterion (b) of paragraph 4.7 of the said policy.

ITEM NO	24			
APPLIC NO	Z/2014/0425/F	Full	DATE VALID	3/31/14
DOE OPINION	APPROVAL			
APPLICANT	Mr Kevin Shevlin	1 Norwood Park Belfast BT4 2DY	AGENT	Keith Lockhart Architecture LTD 104a Kensington Road Belfast BT5 6NH 028 9079 4777
LOCATION	6 Castlehill Road Belfast BT4 3GL			
PROPOSAL	Erection of single storey extension to rear, new side door and canopy and proposed alterations to 1st floor, side window on rear return.(Amended description)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	2	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	25			
APPLIC NO	Z/2014/0440/F	Full	DATE VALID	4/2/14
DOE OPINION	APPROVAL			
APPLICANT	Bill Simpson 17 Knockburn Park Belfast BT5 7AY		AGENT	Jenkinson Architecture The Beach House 2B Manse Road Cloughey BT22 1HS 028 4277 1548
LOCATION	17 Knockburn Park Stormont Belfast BT5 7AY			
PROPOSAL	Demolition of existing dwelling and garage and erection of a pair of semi detached houses.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	5	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	26			
APPLIC NO	Z/2014/0457/F	Full	DATE VALID	4/7/14
DOE OPINION	APPROVAL			
APPLICANT	Mark & Catherine Heron 52 Hampton Park Belfast BT7 3JP		AGENT	Hamilton Architects 20 Queen Street Derry BT48 7EQ 028 7137 0017
LOCATION	52 Hampton Park Belfast BT7 3JP			
PROPOSAL	Erection of 2 storey rear extension and 1 storey side extension (Amended Plans)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	27			
APPLIC NO	Z/2014/0530/F	Full	DATE VALID	4/17/14
DOE OPINION	REFUSAL			
APPLICANT	Anne Dickson 43 Knockbreda Road Belfast BT6 0JD		AGENT	
LOCATION	43 Knockbreda Road Belfast BT6 0JD			
PROPOSAL	New boundary wall and gates to front of house to replace existing hedge			
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 EXT 1 of the Addendum to PPS 7 'Residential Extensions and Alterations' in that the development would, if permitted, harm the character and appearance of the area through its inappropriate scale, form and design.

ITEM NO	28			
APPLIC NO	Z/2014/0535/F	Full	DATE VALID	4/18/14
DOE OPINION	APPROVAL			
APPLICANT	Mr W McCausland		AGENT	Martin Walkington Architect 108 Upper Knockbreda Road Belfast BT6 9QB 028 9096 4882
LOCATION	29 Osborne Drive Belfast BT9 6LH			
PROPOSAL	Refurbishment of existing first floor, rear sun room, with proposed sun deck to rear (Amended description).			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	3	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	29			
APPLIC NO	Z/2014/0577/F	Full	DATE VALID	5/1/14
DOE OPINION	APPROVAL			
APPLICANT	I Oprea c/o agent		AGENT	Gregory Architects 4 Crescent Gardens Belfast BT7 1NS 02890326548
LOCATION	67-71 Ormeau Road Belfast BT7			
PROPOSAL	Retrospective change of use from vacant site to car washing facility to include storage container			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	30			
APPLIC NO	Z/2014/0595/F	Full	DATE VALID	5/6/14
DOE OPINION	APPROVAL			
APPLICANT	D McConaghie 319 Donegall Road Belfast BT12 6FQ		AGENT	NA
LOCATION	319 Donegall Road Belfast			
PROPOSAL	Change of use from dwelling to HMO for 5 bedrooms			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	31			
APPLIC NO	Z/2014/0644/F	Full	DATE VALID	5/16/14
DOE OPINION	APPROVAL			
APPLICANT	Tesco Stores Ltd Knocknagoney Road Belfast BT4 2PW		AGENT	Ostick and Williams 14 Edgewater Road Belfast BT3 9JQ 02890778810
LOCATION	Tesco Stores Ltd Knocknagoney Road Belfast BT4 2PW			
PROPOSAL	Alterations to existing elevation, 8no. proposed trolley bays, 4no. existing trolley bays to be removed, 7 no. trolley bays to be relocated and minor car park modifications (Amended description)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	32			
APPLIC NO	Z/2014/0654/F	Full	DATE VALID	5/19/14
DOE OPINION	REFUSAL			
APPLICANT	Emma Bricknell, Blontrepeneur Limited 38 Hill Street Belfast BT1 2LB		AGENT	Doherty Architects 6 Kinnaird Street Belfast BT14 6BE 028 9074 6386
LOCATION	12 Hawthornden Road Newtownards Road Belfast BT4			
PROPOSAL	Two storey extension to front of dwelling and single storey extension to rear.			
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 EXT 1 of the Department's Addendum to Planning Policy Statement 7: Residential Extensions and Alterations and Policy ATC 2 of the Addendum to Planning Policy Statement 6 'Areas of Townscape Character' in that it would, if permitted, harm the character and appearance of the area in that it breaches the buidling line through its inappropriate scale, form and design.

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ITEM NO	33			
APPLIC NO	Z/2014/0664/F	Full	DATE VALID	5/21/14
DOE OPINION	APPROVAL			
APPLICANT	Pete Summers 7 Devanha Gardens Aberdeen AB11 7UU		AGENT	BGR Design Services 53 Lansdowne Park Belfast BT15 4AG 02890779201
LOCATION	33 Lansdowne Park Belfast BT15			
PROPOSAL	Single storey extension to rear & dormer extension to roof			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	34			
APPLIC NO	Z/2014/0674/F	Full	DATE VALID	5/21/14
DOE OPINION	APPROVAL			
APPLICANT	Mr & Mrs Dermot Rlocks 35 Knockbreda Park Belfast BT6 0HB		AGENT	Doherty Architectural Services 37 Wynchurch Avenue Belfast BT6 0JP 07557131259
LOCATION	35 Knockbreda Park Belfast			
PROPOSAL	Two storey extension to rear and single storey extensions to the sides including roof conversion and dormers to the rear.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	4	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	35			
APPLIC NO	Z/2014/0693/A	Advertiseme	DATE VALID	5/27/14
DOE OPINION	REFUSAL			
APPLICANT	Fernhill Ltd c/o agent	AGENT	TSA Planning 29 Linenhall Street Belfast BT2 8AB 02890 434333	

LOCATION College Court
King Street
Belfast
BT1 6BF

PROPOSAL PVC mesh banner (temporary consent - 18 months)

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

- 1 The proposal is contrary to Policy AD 1 of Planning Policy Statement 17 'Control of Outdoor Advertisements' in that it would, if permitted, be unduly prominent on the host building and harmful to the visual amenity of the locality by virtue of its size and position.
- 2 The proposal is contrary to Policy AD 1 of Planning Policy Statement 17 'Control of Outdoor Advertisements' in that it would, if permitted, result in visual clutter when read with existing advertisements in the area. It would also set an undesirable precedent for further similar displays, resulting in a change to the character of the area.
- 3 The proposal is contrary to Policy BH 13 of Planning Policy Statement 6 'Planning, Archaeology and the Built Heritage' in that it would, if permitted, adversely affect the character, appearance and setting of Belfast City Centre Conservation Area by virtue of its size, location and use of inappropriate non-traditional materials.

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ITEM NO	36			
APPLIC NO	Z/2014/0694/F	Full	DATE VALID	5/27/14
DOE OPINION	APPROVAL			
APPLICANT	Mr Raymond Fawcett		AGENT	M C Logan Architects 49 Belmont Road Belfast BT4 2AA NA
LOCATION	Kincora News 10 Kincora Avenue Belfast BT4 3DW			
PROPOSAL	Erection of 3 apartments (1 no 2 bed and 2 no 1 bed) in substitution of 2 no 4 bedroom houses with parking from previously approved application Z/2001/3270			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	2	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	37			
APPLIC NO	Z/2014/0718/A	Advertiseme	DATE VALID	5/30/14
DOE OPINION	REFUSAL			
APPLICANT	James Braden 380 Ormeau Road Belfast BT7 3HX	AGENT		
LOCATION	380 Ormeau Road Belfast BT7 3HX			NA
PROPOSAL	Temporary 2 dimensional banner sign affixed to gable wall. Unlit.			
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 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 and in that the proposal if permitted, would detract from the overall character and appearance of the area due to inappropriate siting on the host building, design scale and proportions. The proposal would set an undesirable precedent for further similar signage, resulting in further harm to the character of the area.
- 3 The proposal is contrary to Policy BH11 of Planning Policy Statement 6 'Planning, Archaeology and the Built Heritage in that the proposal, if permitted, adversely affect the setting of the adjacent and nearby listed properties due to inappropriate siting on the host building, design scale and proportions.

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ITEM NO	38			
APPLIC NO	Z/2014/0735/A	Advertiseme	DATE VALID	6/3/14
DOE OPINION	REFUSAL			
APPLICANT	Malone Ridge Limited 54a Dunmurry Lane Belfast	AGENT	Thomas O'Hare Architects 54a Dunmurry Lane Belfast	
				028 9060 1940
LOCATION	72 Upper Malone Road Belfast			
PROPOSAL	Pole sign (50% reduced size) and hoarding to Portacabin			
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 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, scale, design and proportions.

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ITEM NO	39			
APPLIC NO	Z/2014/0819/O	Outline	DATE VALID	6/19/14
DOE OPINION	REFUSAL			
APPLICANT	David Anderson 4 Foxglove Street Belfast BT5 4SQ		AGENT	G H Fekkes Architect 4 The Whins Larne BT40 2DS 02828267568
LOCATION	2 Foxglove Street Belfast BT5 4SQ			
PROPOSAL	New dwelling to replace existing garage			
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 QD 1 of the Department's Planning Policy Statement 7: Quality Residential Environments in that it would, if permitted, result in overdevelopment of a restricted site and would cause unacceptable damage to the residential amenity of prospective residents by reason of poor outlook, overshadowing and the lack of private amenity space.