

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/2009/0861/O

Applicant B.E.L.B As Agent **Agent** Patricia Mellon C.A.O 40 Academy Street
Belfast
BT1 2NQ

Location Y.M.C.A Lagan Meadows, 58 Knightsbridge Park, Belfast, BT9 5EM

Proposal New 14 class primary school, new childcare centre, extension to existing pavilion, provision of additional ancillary administrative-, multipurpose sports- and changing facilities- buildings, new 3rd generation sports pitch, c/w floodlighting

- 1 The proposal is contrary to the Joint Ministerial Statement of 31 January 2005 on the grounds of prematurity, as the draft Belfast Metropolitan Area Plan 2015 has reached an advanced stage of preparation, and objections have been received to the Metropolitan Development Limit (Belfast) (Designation BT 001) and the Lagan Valley Regional Park (Designation COU 12) of which this site forms a part. The effect of an approval for this proposal, in advance of the final adoption of the Belfast Metropolitan Area Plan 2015, would be prejudicial to the outcome of the plan process.
- 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 will bring substantial community benefit as required by Policy OS 1 of PPS 8.

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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/2013/0661/F
Applicant Ms Maura Milligan **Agent** Donaldson Planning 50a High Street
 Holywood
 BT18 9AE
Location The Chippie
 133 Stranmillis Road
 Belfast
 BT9 5AJ
Proposal Retrospective change of use of ground floor to restaurant with hot food take away

- 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.

9

Application Ref Z/2013/0785/F
Applicant Not provided **Agent** RPP Architects Ltd 155-157
 Donegall Pass
 Belfast
 BT7 1DT
Location 37-43b Upper Lisburn Road
 Belfast
Proposal Residential development of 16 no units of semi-detached and terraced houses, with associated roads and landscaping

10

Application Ref Z/2013/0913/F
Applicant Hagan Homes Ltd c/o agent **Agent** AMD Architectural Design 8 Canvy
 Manor
 Drumnacanvy
 Portadown
 BT36 5LP
Location 448a -450 Shore Road
 Belfast
 BT15 4HD
Proposal Conversion of existing first floor premises to 2no 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.

Council Deferred items still under consideration Area :- Belfast

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Application Ref Z/2013/0972/F

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

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/2013/1214/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 (amended scheme)

- 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/2013/1293/F
- Applicant** Belfast City Council c/o agent **Agent** Gregory Architects 4 Crescent Gardens
Belfast
- Location** Falls Park
513 Falls Road
Belfast - 125m South of Whiterock Leisure Centre
BT12 5HQ
- Proposal** Proposed changing pavilion and 3g pitch, with associated perimeter fencing, floodlighting and additional car parking facilities (Amended address).
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- 14**
- Application Ref** Z/2013/1400/F
- Applicant** Young Heather c/o
11 Knightsbridge Park
Belfast
BT9 5EH **Agent** Inset Architecture & Planning Ltd
Titanic Suites
55-59 Adelaide Street
Belfast
BT2 8FE
- Location** 11 Knightsbridge Park
Belfast
BT9 5EH
- Proposal** 2 storey rear extension and additional 1st floor window to front of dwelling.
- 1 The proposal is contrary to Policy EXT 1 Residential Extensions and Alterations in that the scale and massing of the proposal will detract from the appearance and character of the surrounding area.
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- 15**
- Application Ref** Z/2013/1412/F
- Applicant** C Greer c/o agent **Agent** Des Ewing Residential Architects
The Studio
13 Bangor Road
Holywood
BT18 0NU
- Location** 11 Malone Park
Belfast
BT9 6NH
- Proposal** Two storey rear extension and erection of new garage with entrance gates (Amended Plans)

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Application Ref Z/2014/0282/F
Applicant Jm Thornleigh Ltd c/o agent **Agent** Halliday Ramsey 10 High Street
 Hollywood
 BT18 9AZ
Location 104-108 Barnetts Road
 Belfast
 BT5 7BG
Proposal The proposal is for 2 detached dwelling and 10 semi-detached dwellings (amended scheme)

- 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 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 in Thornhill Grove by reason of dominance and overlooking.

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Application Ref Z/2014/0401/F
Applicant Anglo Irish Property Co. Ltd c/o agent **Agent** Halliday Ramsay 10 High Street
 Hollywood
 BT18 9AZ
Location Land adjacent to McKinney House
 Musgrave Park
 Malone Lower
 Belfast
 BT9 7HZ
Proposal 35 apartments over 6 floors with associated landscaping and car parking

- 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 layout and design.

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Application Ref Z/2014/0455/F
Applicant Little Wing c/o agent **Agent** TAS Planning 29 Linenhall Street
 Belfast
 BT2 8AB
Location 46-48 Stranmillis Road
 Belfast
Proposal Proposed change of use (with associated works) from Class A2 premises to restaurant use including new external deck and seating area to front and side, extract chimney to the front and bin store to rear.

- 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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Application Ref Z/2014/0552/A

Applicant Mr Bryan Orr 5 Larne Road **Agent** Beechview Developments Ltd 5
Ballynure Larne Road
BT39 9UA Ballynure
BT39 9UA

Location 21 Social
1 Hill Street
Belfast
BT1 2LA

Proposal Self adhesive vinyl advertisement with clear self adhesive laminate

- 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.

20

Application Ref Z/2014/0574/DCA

Applicant Hawksdale LTD 17 Croft Road **Agent** Blackstaff Architects 2 College
Holywood House
BT18 0PB Citylink
Durham Street
Belfast
BT12 4HD

Location 12 Deramore Park
Belfast
BT9 5JT

Proposal Existing outbuilding to rear to be demolished.

- 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 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.

Council Deferred items still under consideration Area :- Belfast

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Application Ref Z/2014/0576/F

Applicant Hawksdale Ltd 17 Croft Road **Agent** Blackstaff Architects 2 College House
Holywood
BT18 0PB Durham Street
Belfast
BT12 4HQ

Location 12 Deramore Park
Belfast
BT9 5JT

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

- 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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Application Ref Z/2014/0596/F

Applicant Mastercraft Construction Ltd c/o **Agent** studiorogers c/o The Egg Store
agent 1 Mountsandel road
Coleraine
BT52 1JB

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.

- 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.