

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.

Council Deferred items still under consideration Area :- Belfast

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| 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. | | |

4

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| 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

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|------------------------|--|--------------|--|
| Application Ref | Z/2012/1386/F | | |
| Applicant | J J Magee 286 Cliftonville Road Belfast BT14 6LE | Agent | N Hudson 533 Oldpark Road Belfast BT14 6QU |
| Location | 286 Cliftonville Road Belfast BT14 6LE | | |
| Proposal | Change of use from beauticians to hot food takeaway. | | |

1 The proposal is contrary to Planning Policy Statement 1 'General Principles' in that, if permitted, it would adversely impact upon residential amenity by way of noise, odours, nuisance, litter and general disturbance.

Council Deferred items still under consideration Area :- Belfast

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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.

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 4 No 2 bed apartments, 5 detached dwellings, new access and associated car parking/landscaping and ancillary works. (amended scheme)

- 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.

9

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.

Council Deferred items still under consideration Area :- Belfast

- 10**
- 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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- 11**
- Application Ref** Z/2013/1400/F
- Applicant** Young Heather c/o **Agent** Inset Architecture & Planning Ltd
11 Knightsbridge Park Titanic Suites
Belfast 55-59 Adelaide Street
BT9 5EH Belfast
BT2 8FE
- Location** 11 Knightsbridge Park
Belfast
BT9 5EH
- Proposal** 2 storey rear extension and additional 1st floor window to front of dwelling. (Amended Plan)
- 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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- 12**
- 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)

Council Deferred items still under consideration Area :- Belfast

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Application Ref Z/2014/0189/F
Applicant Millar and Mills C and D c/o agent **Agent** Site Express 45 Church View
 Holywood
 BT18 9DP
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

- 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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Application Ref Z/2014/0190/LBC
Applicant Millar and Mills C and D c/o agent **Agent** Site Express 45 Church View
 Holywood
 BT18 9DP
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)

- 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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Application Ref Z/2014/0401/F

Applicant Anglo Irish Property Co. Ltd c/o agent **Agent** Halliday Ramsay 10 High Street
Holywood
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 (Amended plans and additional information)

- 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.

16

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 (Financial, Professional Other Services) 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/2014/0596/F

Applicant Mastercraft Construction Ltd c/o agent **Agent** studiorogers c/o The Egg Store
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 1no. smaller detached dwelling (amended description)

- 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.

Council Deferred items still under consideration Area :- Belfast

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Application Ref Z/2014/0654/F

Applicant Emma Bricknell, Blontrepeneur Limited 38 Hill Street Belfast BT1 2LB

Agent Doherty Architects 6 Kinnaird Street Belfast BT14 6BE

Location 12 Hawthornden Road Newtownards Road Belfast BT4

Proposal Two storey extension to front of dwelling and single storey extension to rear.

- 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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Application Ref Z/2014/0693/A

Applicant Fernhill Ltd c/o agent

Agent TSA Planning 29 Linenhall Street Belfast BT2 8AB

Location College Court King Street Belfast BT1 6BF

Proposal PVC mesh banner (temporary consent - 18 months)

- 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.