

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

Council Belfast

Date 9/4/14

ITEM NO	D1			
APPLIC NO	Z/2012/1283/F	Full	DATE VALID	11/13/12
DOE OPINION	APPROVAL			
APPLICANT	Mary E Patterson 60 Quarry Road Belfast BT4 2NQ	AGENT	The Boyd Partnership LLP 1 River's Edge 13 Ravenhill Road Belfast BT6 8DN 028 90461414	
LOCATION	Lands East of 60 Quarry Road Belfast BT4 2NQ			
PROPOSAL	Proposed new dwelling (in substitution of dwelling granted permission under Z/2009/0413/F) (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	D2			
APPLIC NO	Z/2013/0661/F	Full	DATE VALID	6/13/13
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	D3			
APPLIC NO	Z/2013/0785/F	Full	DATE VALID	7/11/13
DOE OPINION	APPROVAL			
APPLICANT	Not provided		AGENT	RPP Architects Ltd 155-157 Donegall Pass Belfast BT7 1DT 02890245777
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			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	7	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	D4			
APPLIC NO	Z/2013/0792/A	Advertiseme	DATE VALID	7/16/13
DOE OPINION	CONSENT			
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

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ITEM NO	D5			
APPLIC NO	Z/2013/0913/F	Full	DATE VALID	8/15/13
DOE OPINION	REFUSAL			
APPLICANT	Hagan Homes Ltd c/o agent		AGENT	AMD Architectural Design 8 Canvy Manor Drumnacanny Portadown BT36 5LP 02838 398739

LOCATION 448a -450 Shore Road
Belfast
BT15 4HD

PROPOSAL Conversion of existing first floor premises to 2no apartments

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 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.

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ITEM NO	D6			
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	
	3	0	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	D7			
APPLIC NO	Z/2014/0282/F	Full	DATE VALID	3/3/14
DOE OPINION	APPROVAL			
APPLICANT	Jm Thornleigh Ltd c/o agent		AGENT	Halliday Ramsey 10 High Street Holywood BT18 9AZ 02895 600380
LOCATION	104-108 Barnetts Road Belfast BT5 7BG			
PROPOSAL	The proposal is for 2 detached dwelling and 10 semi-detached dwellings (amended scheme)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	1	0	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	D8			
APPLIC NO	Z/2014/0552/A	Advertiseme	DATE VALID	4/24/14
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	21 Social 1 Hill Street Belfast BT1 2LA			
PROPOSAL	Self adhesive vinyl advertisement with clear self adhesive laminate			
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 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.

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ITEM NO	D9			
APPLIC NO	Z/2014/0574/DCA	Demolition w	DATE VALID	4/30/14
DOE OPINION	REFUSAL			
APPLICANT	Hawksdale LTD 17 Croft Road Holywood BT18 0PB	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
	16	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 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.

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ITEM NO	D10			
APPLIC NO	Z/2014/0576/F	Full	DATE VALID	4/30/14
DOE OPINION	REFUSAL			
APPLICANT	Hawksdale Ltd 17 Croft Road Holywood BT18 0PB		AGENT	Blackstaff Architects 2 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
	16	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	D11			
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 Mews 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	
	2	0	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0