

Belfast Council

Applications for Planning Permission

and

Applications deferred from previous meetings

11/6/14

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

Council Belfast

Date 11/6/14

ITEM NO	1			
APPLIC NO	Z/2012/1256/RM	Reserved M:	DATE VALID	11/8/12
DOE OPINION	APPROVAL			
APPLICANT	Queens University Belfast Estates Department University Road Belfast BT7 1NN	AGENT	Bradley McClure Architects 186 Lisburn Road Belfast BT9 6AL 90284413	
LOCATION	Land adjacent to Queens University Playing Fields Dub Lane Upper Malone Road Belfast BT9 5NB			
PROPOSAL	Construction of 8 new detached 5 bedroom dwellings with garages and associated vehicular access, landscaping etc			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	11	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	2			
APPLIC NO	Z/2012/1421/F	Full	DATE VALID	12/13/12
DOE OPINION	REFUSAL			
APPLICANT	Markets Development Association 3 Upper Stanfield Street Belfast BT7 2DN		AGENT	Fresh Design 1 College House City Link Business City Link Business Park Durham Street Belfast BT12 4HQ 90314300
LOCATION	Land within existing archways under East Bridge Street Belfast BT1			
PROPOSAL	Conversion of and extension to existing archways to comprise a creche, an employment education and training club, community space, cafe, health and fitness facility with access to East Bridge Street and train station (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 proposal is contrary to Planning Policy Statment 1 'General Principles' in that insufficient information has been submitted under Article 7(4) of the Planning (General Development) Order (NI) 1993 (as amended) to enable the Department to fully determine this application.

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ITEM NO	3			
APPLIC NO	Z/2013/0835/F	Full	DATE VALID	7/25/13
DOE OPINION	APPROVAL			
APPLICANT	Abcord Buildings Services c/o agent		AGENT	David Mills Architect 109 Carryduff Road Lisburn BT27 6YL 07423 457449
LOCATION	26 Shancoole Park Belfast BT14 8JQ			
PROPOSAL	Erection of 2no detached dwellings with associated access driveway and landscaping (amended scheme)(amended description).			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	13	0	1	0
			Addresses	Signatures
			3	4
			Addresses	Signatures
			0	0

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ITEM NO	4			
APPLIC NO	Z/2013/1158/F	Full	DATE VALID	10/9/13
DOE OPINION	APPROVAL			
APPLICANT	Willis Angling and Community Trust Benmore Community Centre Finaghy Belfast BT10 0EW		AGENT	
				NA
LOCATION	Willis Lake bounded by Lakeside Drive Aberfoyle Park Trossachs Drive and Old Forge Manor Belfast BT10			
PROPOSAL	Community angling club to build 17 wooden fishing platforms and pathway adjacent to Lakeside & Old Forge Manor			
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	5			
APPLIC NO	Z/2013/1249/F	Full	DATE VALID	10/30/13
DOE OPINION	REFUSAL			
APPLICANT	Dartura Enterprises Ltd c/o agent		AGENT	Lyons Architects 24 Derryvolgie Avenue Belfast BT9 6FN 02890 666257
LOCATION	McNeice Hall 75/77 Malone Road Belfast BT9 6SB			
PROPOSAL	Replacement fine-mesh panel fence adjacent to Adelaide Park.			
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 BH11 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the development would, if permitted, adversely affect the setting of a building listed under Article 42 of the Planning (NI) Order 1991 McNeice Hall by reason of its detailed design which is out of keeping with the listed building in terms of scale, form, massing, height and the use of unsympathetic building materials which are out of keeping with those found on the listed building.
- 2 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 setting as its scale, form, massing, height and materials are 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.

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ITEM NO	6			
APPLIC NO	Z/2013/1363/F	Full	DATE VALID	11/22/13
DOE OPINION	APPROVAL			
APPLICANT	Newington Housing Association 300-302 Limestone Road Belfast BT15 3AR		AGENT	McCartan Muldoon Architects Studio 1 The Marina Centre Shore Road Ballyronan Magherafelt BT45 6JA 02879418866
LOCATION	Lands bounded by Parkside Gardens to the south west No 1 Parkside Gardens to the south east Alexandra Park to north west and retaining wall to north east of Parkside Gardens. BT15 3AW			
PROPOSAL	Demolition of 3-33 Parkside Gardens and erection of 16 no. social housing units. (13 no. 2.5 storey units in a terraced form, 1 no. detached single storey unit and 2 no. semi detached 2 storey units)			
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	7			
APPLIC NO	Z/2014/0010/F	Full	DATE VALID	12/24/13
DOE OPINION	REFUSAL			
APPLICANT	Clanmill Developments Ltd c/o agent		AGENT	Turley Associates Hamilton House 3 Joy Street Belfast BT2 8LE 02890 723900
LOCATION	Caffrey Court 149 Glen Road Belfast BT11 8			
PROPOSAL	Alteration and conversion of existing vacant retail units to form nine apartments with associated landscaping, site works and ancillary infrastructure.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	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 permitted, it would result in demonstrable harm to the interests of acknowledged importance as the original scheme was approved as a mixed use regeneration development with employment opportunities and the applicant has submitted no overwhelming evidence to justify the loss of the retail / office units.

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ITEM NO	8			
APPLIC NO	Z/2014/0023/LBC	Listed Building	DATE VALID	1/9/14
DOE OPINION	CONSENT			
APPLICANT	K Cassidy c/o agent	AGENT	GMR Architects Ltd 3 St Judes Avenue Belfast BT7 2GZ 07768462808	
LOCATION	Hatfield House 130 Ormeau Road Belfast			
PROPOSAL	Demolition of existing central rear return, new 2 storey rear infill extension with 2nd floor smoking terrace bounded by 2.5m high rendered wall, with associated bar facilities on 2nd floor, partial removal of rear roof to create new dormer, associated internal and external alterations to facilitate amended layout at ground, first and second floor to include removal of internal walls, construction of new walls and alterations to fireplace and extension of railings along Hatfield Street. (Amended description and drawings)			
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	9			
APPLIC NO	Z/2014/0032/F	Full	DATE VALID	1/9/14
DOE OPINION	APPROVAL			
APPLICANT	Mr K Cassidy		AGENT	GMR Architects Ltd 3 St Judes Avenue Belfast BT7 2GZ 07768 462 808
LOCATION	Hatfield House 130 Ormeau Road Belfast BT7 2EB			
PROPOSAL	Demolition of existing central rear return, new 2 storey rear infill extension with 2nd floor smoking terrace bounded 2.5m high rendered walls, with associated bar facilities on 2nd floor, partial removal of rear roof to create new dormer, associated internal and external alterations to facilitate amended layout at ground, first and second floor and extension of railing along Hatfield Street. (Amended description and drawings)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	10	0	0	0
			Addresses Signatures	Addresses Signatures
			0 0	0 0

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ITEM NO	10			
APPLIC NO	Z/2014/0061/F	Full	DATE VALID	1/21/14
DOE OPINION	APPROVAL			
APPLICANT	Kevin McKinney c/o agent		AGENT	Kevin Cartin Architects Ltd Unit 5 Belmont Office Park 232-240 Belmont Road Belfast BT4 2AW
LOCATION	21 Finaghy Park Central Finaghy Belfast BT10 0HP			
PROPOSAL	Alterations to no.21 Finaghy Park Central, conversion of existing 2 storey brick barn and erection of 2 no 2 storey dwellings including formation of new access as approved under plan ref Z/2012/0814/O			
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	11			
APPLIC NO	Z/2014/0159/F	Full	DATE VALID	2/7/14
DOE OPINION	APPROVAL			
APPLICANT	Cathedral Leisure LTD 10th Floor River House 48 High Street Belfast BT1 2DR		AGENT	Consarc Design Group The Gas Office 4 Cromac Quay Belfast BT7 2JD 028 9082 8400
LOCATION	62-68 High Street Belfast BT1 2BE			
PROPOSAL	Change of use of upper floors from storage area to public bar to include internal alterations.			
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	12			
APPLIC NO	Z/2014/0161/LBC	Listed Building	DATE VALID	2/7/14
DOE OPINION	CONSENT			
APPLICANT	Cathedral Leisure LTD 10th Floor River House 48 High Street Belfast BT1 2DR	AGENT	Consarc Design Group The Gas Office 4 Cromac Quay Belfast BT7 2JD 028 9082 8400	
LOCATION	62-68 High Street Belfast BT1 2BE			
PROPOSAL	Change of use of upper floors from storage area to public bar to include internal alterations.			
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	13			
APPLIC NO	Z/2014/0210/F	Full	DATE VALID	2/17/14
DOE OPINION	APPROVAL			
APPLICANT	Andersonstown Social Club South Link Andersonstown Belfast BT11 8GX		AGENT	MB Architecture (Ireland) Limited 6 Woodland Avenue Lambeg Lisburn BT27 4PJ 028 9258 3912
LOCATION	Andersonstown Social Club South Link Andersonstown Belfast BT11 8GX			
PROPOSAL	Proposed first floor mezzanine extension to include new dormer construction, also ground floor extension (Amended plans)			
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	14			
APPLIC NO	Z/2014/0363/F	Full	DATE VALID	3/14/14
DOE OPINION	REFUSAL			
APPLICANT	Calla House Ltd c/o agent		AGENT	Fitzgerald And Hannah Architects 250 Ravenhill Road Belfast BT6 8GJ 07967379366

LOCATION First Floor
703 Lisburn Road
Belfast

PROPOSAL Change of use from restaurant to provide extension to existing adjacent bar premises, partial removal of roof to provide first floor terrace, balcony to front and external alterations (Amended Plans).

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

- 1 The proposal is contrary to Planning Policy Statement 1 General Principles and Development Control Advice Note 7 – Public Houses, in that the proposed development would be detrimental to the residential amenity of neighbouring properties particularly those at Lesley Plaza by reason of noise, nuisance and general disturbance.
- 2 The proposal is contrary to Addendum to Planning Policy Statement 6: Areas of Townscape Character in that the proposal, if permitted, would introduce unacceptable activities at first floor level, that would be detrimental to the character of the Lisburn Road ATC (BT039). The associated activities would have the potential to adversely impact on existing residential amenity by way of noise, nuisance and general disturbance with particular regard to the apartments at Lesley Plaza.

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ITEM NO	15				
APPLIC NO	Z/2014/0397/F		Full	DATE VALID	3/26/14
DOE OPINION	APPROVAL				
APPLICANT	The Westland Community Group 89 Westland Road Belfast BT14 6TA			AGENT	
					NA
LOCATION	89 Westland Road BT14 6TA				
PROPOSAL	Erection of community facility and 1 retail unit.				
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions
	0	0	0		0
			Addresses	Signatures	Addresses Signatures
			0	0	0 0

ITEM NO	16				
APPLIC NO	Z/2014/0427/F		Full	DATE VALID	3/31/14
DOE OPINION	APPROVAL				
APPLICANT	Paul McCormack c/o Agent			AGENT	Peter J Morgan 17 Glengoland Crescent Dunmurry BT17 0JG 07823881417
LOCATION	4d Locksley Drive Upper Lisburn Road Belfast BT9				
PROPOSAL	Proposed demolition of existing warehouse and the construction of 1no. detached dwelling and car parking (Amended plans received)				
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions
	1	0	0		0
			Addresses	Signatures	Addresses Signatures
			0	0	0 0

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ITEM NO	17			
APPLIC NO	Z/2014/0591/F	Full	DATE VALID	5/6/14
DOE OPINION	APPROVAL			
APPLICANT	Lisa Hanash Brown 451 Upper Newtownards Road Belfast BT4		AGENT	Design2architectur e 29 Shore Road Holywood BT18 9HX 9042 8878
LOCATION	451 Upper Newtownards Road Belfast BT4			
PROPOSAL	Construction of timber deck to rear of dwelling and reduction in ground level to rear (retrospective) (amended description and drawings)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	18			
APPLIC NO	Z/2014/0689/F	Full	DATE VALID	5/22/14
DOE OPINION	APPROVAL			
APPLICANT	Mr M McAllister ASM The Diamond Centre Market Street Magherafelt BT45 6ED		AGENT	Major Architects Ltd Stable Building 30A High Street Moneymore BT45 7PD 028 8674 8367
LOCATION	69 Rugby Avenue Belfast			
PROPOSAL	Erection of three storey rear extension (amended discription).			
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	19			
APPLIC NO	Z/2014/0690/F	Full	DATE VALID	5/23/14
DOE OPINION	APPROVAL			
APPLICANT	Supergroup PLC Unit 60 The Runnings Cheltenham GL519NW		AGENT	R E Quinn Architects Limited 14 Princes Street Dromore BT25 1AY 028 9269 8424
LOCATION	73-87 Royal Avenue Belfast BT1 1FE			
PROPOSAL	Change of use from retail to restaurant on ground and first floor.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	20			
APPLIC NO	Z/2014/0715/F	Full	DATE VALID	5/29/14
DOE OPINION	APPROVAL			
APPLICANT	Mr David Crawford 665 Upper Newtownards Road Belfast BT4 3NT		AGENT	Mr Andrew Todd 19 Ardvanagh Road Conlig BT23 7XA 077 3633 2220
LOCATION	665 Upper Newtownards Road Belfast BT4 3NT			
PROPOSAL	2 storey rear extension and relocation of garage			
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	21			
APPLIC NO	Z/2014/0749/F	Full	DATE VALID	6/5/14
DOE OPINION	APPROVAL			
APPLICANT	S Lynch c/o agent		AGENT	Robert Bryson 18 Gransha park Belfast BT11 8AU 02890600419
LOCATION	Site adjacent to 20 Ardmore Avenue Belfast BT10 0JP			
PROPOSAL	New two storey detached dwelling (previously approved Z/2005/1170) (Amended Plan)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	2	0	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	22			
APPLIC NO	Z/2014/0882/F	Full	DATE VALID	6/25/14
DOE OPINION	REFUSAL			
APPLICANT	Jonathan Benatata 12 Hampstead Way London NW11 7LS		AGENT	Hamilton Architects Hamilton House 3 Joy Street Belfast BT2 8LE 02890 334250
LOCATION	44 Ulsterville Avenue Stable House Belfast BT9 7AQ			
PROPOSAL	2 storey extension of existing garage and loft to provide a two bedroom house			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	4	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 the proposal would cause demonstrable harm to interests of acknowledged importance.			
2	The proposal is contrary to the Department's Planning Policy Statement 6, (Addendum) Areas of Townscape Character, in that the proposal is contrary to Policy ATC 2. It would have an adverse impact on the character of the proposed ATC as the proposal as a separate dwelling would have an uncharacteristic lack of open space/frontage onto the public realm, inconsistency with the historic building line, and a detrimental impact on the spatial quality of the existing plot.			
3	The proposal is contrary to the Department's Planning Policy Statement 7, Quality Residential Environments. The proposal with regard to QD1 would result in the unacceptable damage to the local character, environmental quality and residential amenity of the area, with regards criterion (c) and (h).			
4	The proposal is contrary to the Department's Planning Policy Statement 7, (Addendum) Safeguarding the Character of Established Residential Areas. The proposal fails to adhere to Policy LC1 in that the proposed density is significantly higher than that found in the established residential area, and the pattern of development is not in keeping with the overall character and environmental quality of the established residential area.			
5	The proposal is contrary to the Department's Planning Policy Statement 12, Housing in Settlements: Planning Control Principle 2 whereby the design (not just about architecture) would have a detrimental impact on the overall quality and character of the area.			
6	The proposal fails to meet the tests outlined for back land development in Development Control Advice Note 8, Housing in Existing Urban Areas including: not respecting the local context, not achieving a coherent and logical form, and not providing a residential aspect onto the road.			

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ITEM NO	23			
APPLIC NO	Z/2014/0884/F	Full	DATE VALID	6/27/14
DOE OPINION	APPROVAL			
APPLICANT	Funeral Services Northern Ireland c/o agent		AGENT	TSA Planning Ltd 29 Linenhall Street Belfast BT2 8AB 028 9043 4333
LOCATION	34 Knockbreda Road Belfast BT6 0JB			
PROPOSAL	Proposed change of use of vacant retail showroom to funeral home, including alterations to shop front and associated works (amended plans)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	2	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	24			
APPLIC NO	Z/2014/0908/F	Full	DATE VALID	7/3/14
DOE OPINION	APPROVAL			
APPLICANT	Oaklee Homes Group Ltd 37-41 May Street Belfast BT1 4DN		AGENT	Harry Rolston Architect Ltd 49 Lisleen Road Belfast BT5 7SU 02890449814
LOCATION	Former community centre 117 Mayo Street Ainsworth Avenue Belfast BT13 3AZ			
PROPOSAL	Proposed new build residential development of 6 dwellings consisting of 3no 5 person 3 bedroom and 3no 3 person 2 bedroom houses			
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	25			
APPLIC NO	Z/2014/0919/F	Full	DATE VALID	7/7/14
DOE OPINION	APPROVAL			
APPLICANT	Afrim Kannabecaj 11 Rosetta Park Belfast BT6 0DJ		AGENT	Doherty Architectural Services 37 Wynchurch Avenue Belfast BT6 0JP 07557131259
LOCATION	11 Rosetta Park Belfast			
PROPOSAL	Two storey extension to rear and new detached garage to rear.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	5	0	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	26			
APPLIC NO	Z/2014/0960/F	Full	DATE VALID	7/11/14
DOE OPINION	APPROVAL			
APPLICANT	Oaklee Housing Group 37-41 May Street Belfast BT1 4DN		AGENT	JNp Architects 2nd Floor 21 Alfred Street Belfast BT2 8ED 02890445930
LOCATION	Dympna House Oaklee Housing 143a Glen Road Belfast BT11 8BP			
PROPOSAL	Demolition of existing 2 storey supported housing scheme and provision of new single storey supported housing comprising 12 no contained apartments, on-site accomodation, ancillary facilities and associated siteworks			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	27			
APPLIC NO	Z/2014/0976/F	Full	DATE VALID	7/18/14
DOE OPINION	APPROVAL			
APPLICANT	Mr Aaron Ferguson c/o Agent		AGENT	Robert Bryson 18 Gransha Park Belfast BT11 8AU 028 9060 0419
LOCATION	97 North Circular Road Belfast BT14 6TN			
PROPOSAL	Amendment to previously approved (Z/2012/0924/F) 2 storey rear extension, including new 2.7m high rear boundary walls			
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	28			
APPLIC NO	Z/2014/1030/F	Full	DATE VALID	8/4/14
DOE OPINION	APPROVAL			
APPLICANT	Mr & Mrs N Garvey 20 Ballynaleck Lane Poyntzpass Newry BT35 6RE		AGENT	Mr C Mackey 20 Ballynaleck Lane Poyntzpass Newry BT35 6RE NA
LOCATION	81 Locan Street Belfast BT12 7NF			
PROPOSAL	Change of use to H.M.O			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	0	0	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	29			
APPLIC NO	Z/2014/1031/F	Full	DATE VALID	8/4/14
DOE OPINION	APPROVAL			
APPLICANT	Mr & Mrs N Garvey 20 Ballynaleck Lane Poyntzpass Newry BT35 6RE		AGENT	Mr C Mackey 20 Ballynaleck Lane Poyntzpass Newry BT35 6RE NA
LOCATION	58 Amcomri Street Belfast BT12 7NB			
PROPOSAL	Change of use to H.M.O			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	0	0	1	
			Addresses	Signatures
			8	11
			Addresses	Signatures
			0	0

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ITEM NO	30			
APPLIC NO	Z/2014/1058/A	Advertiseme	DATE VALID	8/11/14
DOE OPINION	REFUSAL			
APPLICANT	Gerry Mckernan 663a Lisburn Road Belfast BT9 7GT	AGENT	Coogan & Co Architects Ltd 144 Upper Newtownards Road Belfast BT10 0BG 028 9030 1130	
LOCATION	44-46 Corporation Street Belfast BT1 3DE			
PROPOSAL	Retention of unauthorised advertising banner			
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 it would, if permitted, adversely affect the visual amenity within this location by virtue of its inappropriate scale, massing and dominance to the host building.
- 2 The proposed sign would be visually intrusive and distract the attention of road users, thereby prejudicing the safety and convenience of traffic on this main traffic route and contravenes Policy AD1 'Amenity and Public Safety' of Planning Policy Statement 17 (PPS 17) Control of Outdoor Advertisements.

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ITEM NO	31			
APPLIC NO	Z/2014/1103/F	Full	DATE VALID	8/15/14
DOE OPINION	APPROVAL			
APPLICANT	Oaklee Trinity Limited 37-41 May Street Belfast BT1 4DN		AGENT	Harry Rolston Architect Ltd 49 Lisleen Road Belfast BT5 7SU 028 9044 9814
LOCATION	53 Cromwell Road Botanic Avenue Belfast BT7 1JX			
PROPOSAL	Proposed extension and conversion of existing building to 9 no. 1 person 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	32			
APPLIC NO	Z/2014/1139/F	Full	DATE VALID	8/28/14
DOE OPINION	REFUSAL			
APPLICANT	Mr Declan Boyle 39 Dillons Avenue Newtownabbey BT37 0SU		AGENT	Paul Anderson Chartered Architect Ltd 34 Woodfield Newtownabbey BT37 0ZJ 07736 176 003
LOCATION	4 Ulsterville Drive Belfast BT9 7BD			
PROPOSAL	Change of use from a domestic dwelling to a house of multiple occupancy with 4 bedrooms			
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 HMO Subject Plan for Belfast City Council Area as it represents an unacceptable increase in the number of HMOs in a Designated HMO Policy Area.

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ITEM NO	33			
APPLIC NO	Z/2014/1143/F	Full	DATE VALID	9/1/14
DOE OPINION	APPROVAL			
APPLICANT	Rachael Mullan		AGENT	Ivory Architects 15 Old Coach Avenue Belfast BT9 5PY 07977923685
LOCATION	62 Bristow Park Upper Malone Belfast			
PROPOSAL	Erection of 2 storey rear extension & renovations			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	1	0	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	34			
APPLIC NO	Z/2014/1146/F	Full	DATE VALID	8/29/14
DOE OPINION	APPROVAL			
APPLICANT	Mr Alessandro De Meo 4 College Avenue Belfast BT1 6BB		AGENT	Lucas Designs Consultancy 46 Marlo Heights Bangor BT19 6NQ 07803115407
LOCATION	52 Upper Arthur Street Belfast BT1 4GJ			
PROPOSAL	Change of use to sit in and takeaway restaurant.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	1	0	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	35				
APPLIC NO	Z/2014/1153/F	Full	DATE VALID	9/2/14	
DOE OPINION	APPROVAL				
APPLICANT	Independant News And Media PLC 126-144 Royal Avenue Belfast BT1 1EB		AGENT	URS Beechill House Beechill Road Belfast BT8 7RP 028 9070 5111	
LOCATION	126-144 Royal Avenue Belfast BT1 1EB				
PROPOSAL	Provision of additional plant including generators, transformers and chillers on the roof of the publishing block				
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions	
	0	0	0	0	
			Addresses	Signatures	Addresses Signatures
			0	0	0 0

ITEM NO	36				
APPLIC NO	Z/2014/1209/F	Full	DATE VALID	9/11/14	
DOE OPINION	APPROVAL				
APPLICANT	C Selwood Unit 5 Ardilun House Pennybridge Ballymena BT42 3HB		AGENT	RJ Studios 1 Sloans Court Queen Street Ballymane BT42 2BD 028 2565 3932	
LOCATION	21 Castlereagh Place Belfast				
PROPOSAL	Change of use from dwelling to house in multiple occupation (HMO)				
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions	
	1	0	0	0	
			Addresses	Signatures	Addresses Signatures
			0	0	0 0

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ITEM NO	37			
APPLIC NO	Z/2014/1219/A	Advertiseme	DATE VALID	9/15/14
DOE OPINION	REFUSAL			
APPLICANT	Deramore Developments	AGENT	Pragma Planning 7 Donegall Square West Belfast BT1 6JH 028 9091 8410	
LOCATION	86 Sandown Road Belfast BT56GU			
PROPOSAL	Temporary Advertising Hoarding			
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 BH 13 of Planning Policy 6 'Planning, Archaeology and the Built Heritage and 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 Kings Road Conservation area due to inappropriate siting, scale, design and proportions.

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ITEM NO	38			
APPLIC NO	Z/2014/1226/F	Full	DATE VALID	9/12/14
DOE OPINION	REFUSAL			
APPLICANT	Mr N Liberante		AGENT	Gregory Architects 4 Crescent Gardens Belfast BT7 1NS 028 9032 6548

LOCATION 484 Upper Newrownards Road
Ballyloughan
Dundonald
BT4 3GZ

PROPOSAL Retrospective change of use from vacant site to car wash & valet service centre
(including storage container, store & office)

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	9	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to EB 03/12 – Zoned housing site (Committed).
- 2 The proposal is contrary to the Policy ATC 2 of the Department's Planning Policy Statement 6, (Addendum) Areas of Townscape Character, in that, the retrospective development if permitted would have an adverse impact on the character of the ATC.
- 3 The proposal is contrary to Designation AR01 Arterial Routes, in that, the retrospective development if permitted would have an adverse impact on the Arterial Route.
- 4 The proposal is contrary to Planning Policy Statement 1, in that, the retrospective development will cause demonstrable harm to interests of acknowledged importance.
- 5 The proposal is contrary to the Policy PED 9 (criterion a, b, e, f, k and j) of the Department's Planning Policy Statement 4, Planning and Economic Development, in that, the retrospective development if permitted would have an adverse impact on interests of amenity.

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ITEM NO	39			
APPLIC NO	Z/2014/1239/F	Full	DATE VALID	9/17/14
DOE OPINION	REFUSAL			
APPLICANT	Jason Hunter 31 Haddington Hill Lisburn BT28 3AU		AGENT	Kevin Fennell Design 2a Dorchester Park Belfast BT9 6RH 07774420858
LOCATION	14 Collingwood Avenue Belfast BT7 1QT			
PROPOSAL	Change of use from dwelling to house in multiple occupation. (HMO)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0