

**Belfast Council**

**Applications for Planning Permission**

**and**

**Applications deferred from previous meetings**

**05/02/2015**

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

**Council Belfast**

**Date 05/02/2015**

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<b>ITEM NO</b>	<b>1</b>			
<b>APPLIC NO</b>	Z/2010/0245/F	Full	<b>DATE VALID</b>	02/03/2010
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Liberante Developments Ltd C/ O Agent		<b>AGENT</b>	Gregory Architects 4 Crescent Gardens Belfast BT7 1NS 028 9032 6548

**LOCATION** 55-71 Ormeau Road, Belfast. BT7 1DY

**PROPOSAL** 7 storey mixed use development, 83 No. apartments with associated parking at ground and mezzanine level, 5 No. retail units.

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1 The proposal is contrary to Planning Policy Statement 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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**APPLICATIONS FOR PLANNING PERMISSION**

<b>ITEM NO</b>	<b>2</b>			
<b>APPLIC NO</b>	Z/2013/1063/F	Full	<b>DATE VALID</b>	20/09/2013
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Larkmeadow Limited 17-19 Dungannon Road Cookstown BT80 8TL		<b>AGENT</b>	Consarc Design Group LTD The Gas Office 4 Cromac Quay Belfast BT7 2JD 028 9082 8400
<b>LOCATION</b>	78 College Avenue Belfast BT1 6BU			
<b>PROPOSAL</b>	Ten storey hotel comprising of 250 bedrooms, meeting rooms with bar and restaurant to ground floor. Nine storey open plan office building with retail on ground floor with underground car parking.			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	1	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

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

<b>ITEM NO</b>	<b>3</b>			
<b>APPLIC NO</b>	Z/2013/1187/F	Full	<b>DATE VALID</b>	16/10/2013
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Jagacor Partnership c/o agent		<b>AGENT</b>	Rush and Company Limited 7 Upper Malone Road Belfast BT9 6TD 02890668669
<b>LOCATION</b>	73 Dublin Road Belfast BT2 7HF			
<b>PROPOSAL</b>	Demolition of existing building and erection of a replacement building ground floor retail 1st and 2nd floors apartments (4no x 1 bedroom apartments)			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	2	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 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 an unacceptable adverse effect on existing properties by reason of loss of light and overshadowing.

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<b>ITEM NO</b>	<b>4</b>			
<b>APPLIC NO</b>	Z/2013/1402/F	Full	<b>DATE VALID</b>	29/11/2013
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Oakland Homes (Antrim Road) LTD		<b>AGENT</b>	Like Architects 34 Bedford Street Belfast BT2 7FF 028 9027 8000
<b>LOCATION</b>	151-167 Antrim Road and 12 Halliday's Road Belfast BT15 2GW			
<b>PROPOSAL</b>	Demolition of existing public house, betting office (bookmaking office) and snooker hall, construction of betting office (bookmaking office), public house, ATM and 31no. apartments (amended description and plans).			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	23	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1 The proposal is contrary to BH 11 of Planning Policy Statement 6: Planning, Archaeology and the Built Environment in that it would, if permitted, affect the setting of nearby listed buildings through inappropriate scale, massing and design.
- 2 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 residential amenity of the area through inappropriate scale, form, massing, layout and design and would result in dominance and overshadowing to neighbouring residents.

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<b>ITEM NO</b>	<b>5</b>		
<b>APPLIC NO</b>	Z/2014/0099/F	Full	<b>DATE VALID</b> 27/01/2013
<b>DOE OPINION</b>	<b>REFUSAL</b>		
<b>APPLICANT</b>	Property Standard Ltd c/o agent	<b>AGENT</b>	Coogan and Co Architects Ltd 144 Upper Lisburn Road Finaghy Belfast BT10 0BG 90301130

**LOCATION** 20a -22 Old Cavehill Road  
Belfast

**PROPOSAL** Erection of 9no dwellings comprising of 4no semi-detached and 5no detached,  
including associated carparking and landscaping (Amended Plans Received).

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>		<b>SUP Letters</b>		<b>OBJ Petitions</b>		<b>SUP Petitions</b>	
	1	0	0	0	Addresses	Signatures	Addresses	Signatures
					0	0	0	0

- 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, environmental quality and residential amenity of the area through inappropriate layout and and would result in overlooking and loss of privacy to prospective residents.

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<b>ITEM NO</b>	<b>6</b>			
<b>APPLIC NO</b>	Z/2014/0363/F	Full	<b>DATE VALID</b>	14/03/2014
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Calla House Ltd c/o agent		<b>AGENT</b>	Fitzgerald And Hannah Architects 250 Ravenhill Road Belfast BT6 8GJ 07967379366
<b>LOCATION</b>	First Floor 703 Lisburn Road Belfast			
<b>PROPOSAL</b>	Change of use from restaurant to provide extension to existing adjacent bar premises, partial removal of roof to rear of premises to provide first floor terrace and external alterations to building. (Amended Plans).			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	10	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

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<b>ITEM NO</b>	7			
<b>APPLIC NO</b>	Z/2014/0645/F	Full	<b>DATE VALID</b>	15/05/2014
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Yui Ming Law 17 Holywod Road Belfast BT4 3BA		<b>AGENT</b>	Abs Services 22 Backaderry Road Leitrim Castlewellan BT31 9SL 07971817880
<b>LOCATION</b>	19 Holywood Road Belfast BT4 3BA			
<b>PROPOSAL</b>	Change of use from vacant shop to hot food takeaway.			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1 The proposal is contrary to PPS 1 'General Principles', Development Control Advice Note 4 'Restaurants, Cafes and Fast Food Outlets' in that the use would, if permitted, harm the living conditions of the flat above and neighbouring residential properties through noise, nuisance, odour and general disturbance resulting in a loss of residential amenity.
- 2 The proposal is contrary to AMP 7 of PPS 3 (Car Parking and Servicing Arrangements) in that the applicant has failed to demonstrate an acceptable arrangement for safely accommodating the parking of vehicles that would be attracted to the site.



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<b>ITEM NO</b>	<b>8</b>			
<b>APPLIC NO</b>	Z/2014/0675/F	Full	<b>DATE VALID</b>	21/05/2014
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Excel Glass Ltd Musgrave Park Industrial Estate 32 Stockman's Way Belfast BT9 7ET		<b>AGENT</b>	Hawthorne associates 3 The Beeches Grove Road Ballynahinch BT24 8RA 028 9756 1488
<b>LOCATION</b>	Musgrave Park Industrial Estate 32 Stockman's Way Belfast BT9 7ET			
<b>PROPOSAL</b>	Proposed warehouse extension for the storage of a new range of low emissivity glass, in conjunction with additional vehicular parking, additional hardstanding area extension and approximately 60m of culverting extension to the Woodland River.			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1 The proposal is contrary to the Department's Planning Policy Statement 2, Planning and Nature Conservation Policy NH5 in that the development, if permitted would result in the unacceptable adverse impact on and damage to the Woodland river corridor.
- 2 The proposal is contrary to the Department's Planning Policy Statement 4, Industrial Development and Planning Policy Statement 24 Draft Economic Considerations PED 9 in that the development, if permitted would adversely impact upon features of natural heritage and not assist with the promotion of biodiversity.
- 3 The proposal is contrary to the Department's Planning Policy Statement Planning and Flood Risk FLD 1 4 in that in has not been demonstrated that there is no practicable alternative to the culverting of the Woodlands River.

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<b>ITEM NO</b>	<b>9</b>			
<b>APPLIC NO</b>	Z/2014/0703/F	Full	<b>DATE VALID</b>	28/05/2014
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Department for Social Development		<b>AGENT</b>	URS Beechill House Beechill Road Belfast BT8 7RP 028 9070 8429
<b>LOCATION</b>	Junctions between Cavehill Road and Sunningdale Park Cooldarragh Park and Henderson Avenue Properties 126-144 and 251 Cavehill Road Belfast BT15 5BU			
<b>PROPOSAL</b>	Resurfacing of existing footpaths, reconfiguration of private parking area, 10m high lighting columns, plinth wall and furniture. Shop frontage improvements to existing shop units.			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

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<b>ITEM NO</b>	<b>10</b>			
<b>APPLIC NO</b>	Z/2014/0725/F	Full	<b>DATE VALID</b>	30/05/2014
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Department for Social Development		<b>AGENT</b>	URS Beechill House Beechill Road Belfast BT8 7RP 028 9070 8429
<b>LOCATION</b>	Junction between North Circular Road and Cavehill Road and continuing to the junction between Cavehill Road and Shandarra Park Skegoneill Belfast BT15 5RY			
<b>PROPOSAL</b>	Resurfacing of existing footpaths and private areas, installation of 10m high lighting columns and street furniture. Shop frontage improvements to existing shop units			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

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<b>ITEM NO</b>	<b>11</b>			
<b>APPLIC NO</b>	Z/2014/0726/F	Full	<b>DATE VALID</b>	30/05/2014
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Department for Social Development		<b>AGENT</b>	URS Beechill House Beechill Road Belfast BT8 7RP 02890708429
<b>LOCATION</b>	Lands opposite 152-178 and 275-307 Cavehill Road Belfast Co Antrim BT15 5FJ			
<b>PROPOSAL</b>	Resurfacing of existing footpaths and private areas, installation of street trees, 10m high lighting columns, plinth wall and furniture. Shop frontage improvements to existing shop units.			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

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<b>ITEM NO</b>	<b>12</b>			
<b>APPLIC NO</b>	Z/2014/0792/F	Full	<b>DATE VALID</b>	13/06/2014
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Stephen Culshaw	79 Fruithill Park Belfast BT11	<b>AGENT</b>	Kevin Fennell Design 2a Dorchester Park Belfast BT9 6RH 077 7442 0858
<b>LOCATION</b>	79 Fruithill Park Belfast BT11			
<b>PROPOSAL</b>	Two-storey extension to side/rear of dwelling with retrospective alterations consisting of front boundary walls, fencing and gates.			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	2	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1 The design of the proposed extension would, if permitted, be out of keeping with the general appearance of the existing streetscape by reasons of its height, design and appearance. The proposal is visually obtrusive and is contrary to Planning Policy Statement 1, General Principles, in that it will cause demonstrable harm to the character of this residential area by setting an unacceptable precedent for this type of extension in the area.
- 2 The proposal is contrary to Policy EXT 1 Part (A) of the Addendum to Planning Policy Statement 7: Residential Extensions and Alterations in that the proposed extension, if permitted, would harm the character and appearance of the dwelling and the immediate area due to its inappropriate scale, design and massing. If permitted, the proposal would also set a precedent for further such inappropriate development of this type within the locality resulting in a detrimental impact to visual amenity.
- 3 The proposal is contrary to the Addendum to Planning Policy Statement 7 'Residential Extensions and Alterations' Policy EXT1 part (B) in that the extension would have a detrimental impact on residential amenity of neighbouring property at No. 81 Fruithill park due to an overbearing affect and subsequent loss of residential amenity to the existing side kitchen window.
- 4 The proposed retrospective wall is contrary to Policy EXT 1 Part (A) of the Addendum to Planning Policy Statement 7: Residential Extensions and Alterations in that the proposed wall, if permitted, would harm the character and appearance of the dwelling and the immediate area due to inappropriate materials which are not in conformity with the existing dwelling. If permitted, the proposal wall would set a precedent for further such inappropriate development of this type within the locality resulting in a detrimental impact to visual amenity.

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<b>ITEM NO</b>	<b>13</b>			
<b>APPLIC NO</b>	Z/2014/0876/F	Full	<b>DATE VALID</b>	27/06/2014
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr G Yates c/o Agent		<b>AGENT</b>	Donaldson Planning 50a High Street Holywood BT18 9AE 028 9042 3320
<b>LOCATION</b>	156-158 Ballysillan Road Old Park Belfast BT14 7QR			
<b>PROPOSAL</b>	Erection of two storey building containing ground floor pharmacy with healthcare professional's office on first floor (amendment to single storey building approved under Z/2011/0896/F)			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1 The proposal is contrary to Planning Policy Statement 1: General Principles in that in that it would if permitted result in demonstrable harm to the interests of residential amenity of the area through dominance.

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<b>ITEM NO</b>	<b>14</b>			
<b>APPLIC NO</b>	Z/2014/0913/F	Full	<b>DATE VALID</b>	03/07/2014
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Hastings Hotels 1066 House Upper Newtownards Road Belfast BT4 3LP		<b>AGENT</b>	Noteman McKee Architects 60 Malone Road Belfast BT9 5BT 90666006
<b>LOCATION</b>	The Stormont Hotel Upper Newtownards Road Belfast BT4 3LP			
<b>PROPOSAL</b>	Demolish house at 14A Castlevue Road, alter and improve entrance with new entrance wall and extend hotel car park.			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	7	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

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<b>ITEM NO</b>	<b>15</b>			
<b>APPLIC NO</b>	Z/2014/1013/F	Full	<b>DATE VALID</b>	31/07/2014
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr Chris Hawthorne 9 Irwin Crescent Belfast BT4 3AQ		<b>AGENT</b>	A S Whiteman Architects BT3 Business Centre 10 Dargan Crescent Belfast BT3 9JP 07900494730
<b>LOCATION</b>	178 Upper Newtownards Road Belfast BT4 3ES			
<b>PROPOSAL</b>	Change of use from residential to linguistic training centre			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1 The proposal would, if permitted, have a detrimental impact on the character and appearance of the area by the introduction of a non-residential use in a residential area which could set a precedent for similar developments in the future.
- 2 The proposal is contrary to Planning Policy Statement 1, General Principles in that the use would, if permitted, harm the living conditions of the neighbouring residential properties through noise, nuisance and general disturbance resulting in a loss of residential amenity.



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<b>ITEM NO</b>	<b>16</b>			
<b>APPLIC NO</b>	Z/2014/1063/F	Full	<b>DATE VALID</b>	11/08/2014
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Sota Developments 17 Purdysburn Hill Belfast BT8 8JY		<b>AGENT</b>	R E Quinn Architects Limited 14 Princes Street Dromore Co Down BT25 1AY 028 9269 8424
<b>LOCATION</b>	73 Castlehill Road Belfast BT4 3GP			
<b>PROPOSAL</b>	Change of House Type to previously approved residential development (Z/2012/1036/F) of 2 no. three storey detached dwellings (Amended discription).			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	1	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

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<b>ITEM NO</b>	<b>17</b>			
<b>APPLIC NO</b>	Z/2014/1192/F	Full	<b>DATE VALID</b>	09/09/2014
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Brian Halliday 18 Castlereagh Road Belfast BT5 5FP		<b>AGENT</b>	
				NA
<b>LOCATION</b>	103 Beersbridge Road Belfast BT5 4RR			
<b>PROPOSAL</b>	Change of use from ground floor retail unit to 1no. one bedroom apartment with minor alterations to front			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1 The proposal is contrary to policy QD1 of the Department's Planning Policy Statement 7: Quality Residential Environments in that it would create a poor living environment for prospective residents through inappropriate layout, poor outlook and lack of natural light, inappropriate design, and fails to provide adequate private amenity space.

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<b>ITEM NO</b>	<b>18</b>			
<b>APPLIC NO</b>	Z/2014/1207/O	Outline	<b>DATE VALID</b>	10/09/2014
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Garden Lodge Developments Ltd c/o agent	<b>AGENT</b>	Alan Patterson Design LLP 112 Craigdarragh Road Helen's Bay BT19 1UB 02891852582	
<b>LOCATION</b>	Lands adjacent to 392 and 394 Belmont Road Belfast BT4			
<b>PROPOSAL</b>	Proposed development of 2no. detached dwellings with garages and all other associated site works			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	2	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1 The proposal is contrary to the Department's Planning Policy Statement 1, General Principles and Policy COU6, in that the proposal through its scale, siting, and lack of extensive natural and established vegetation will have a significant adverse effect on the quality, character and features of interest in Areas of High Scenic Value.
- 2 The proposal is contrary to the Department's PPS 1, General Principles, and PPS 21 Policy CTY13 - Integration and Design of Buildings in the Countryside (criterion a, b and c), and Policy CTY14 – Rural Character (criterion a and b) in that the proposal would be unduly prominent, lacks long established natural boundaries, and will require significant use of new landscaping to provide integration. Consequently the proposal will have a detrimental impact on the rural character of this area through a suburban style of development.
- 3 The proposal is contrary to the Department's Planning Policy Statement 1, General Principles and Policy CTY15 Planning Policy Statement 21, in that the proposal would have a detrimental impact on the setting of the settlement of Belfast and would represent an extension of the urban environment into the countryside, diluting the distinction between town and country.

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<b>ITEM NO</b>	<b>19</b>			
<b>APPLIC NO</b>	Z/2014/1213/F	Full	<b>DATE VALID</b>	12/09/2014
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	James Ferguson 6 Burmah Street BT7 3AN		<b>AGENT</b>	
				NA
<b>LOCATION</b>	6 Burmah Street Belfast BT7 3AN			
<b>PROPOSAL</b>	Dormer to front of dwelling (retrospective)			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1 The proposal is contrary to Policy ATC 2 of the Department's Addendum to Planning Policy Statement 6: Areas of Townscape Character in that the site lies within the Ormeau ATC (BT 045) and the development would, if permitted, detract from its character, appearance and setting as it is not in sympathy with the characteristic built form of the area, its scale, form, proportions and materials and does not respect the characteristics of adjoining buildings and it would interrupt important views and the architectural unity of the terrace.

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

<b>ITEM NO</b>	<b>20</b>			
<b>APPLIC NO</b>	Z/2014/1255/F	Full	<b>DATE VALID</b>	22/09/2014
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Shandon Park Golf Club 73 Shandon Park Belfast BT5 6NY		<b>AGENT</b>	Hanna and Hutchinson Consulting Engs 68 Bow Street Lisburn BT28 1AL 028 9260 2475
<b>LOCATION</b>	73 Shandon Park Shandon Park Golf Club Belfast BT5 6NY			
<b>PROPOSAL</b>	Culverting of circa 15m of open watercourse between 10th & 16th tees to provide safe vehicular access across the golf course (amended description and plans)			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1 • The proposal is contrary to the Department's Planning Policy Statement 1 General Principles, Planning Policy Statement 2: Natural Heritage, Policy NH5 and Planning Policy Statement 15, FLD 4, in that culverting of the watercourse would, if permitted, cause demonstrable harm to the wetland habitat within the site and impair the ecological integrity and biodiversity of the watercourse.

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

<b>ITEM NO</b>	<b>21</b>			
<b>APPLIC NO</b>	Z/2014/1292/F	Full	<b>DATE VALID</b>	26/09/2014
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Wee Care 6 Chichester Park South Belfast BT15 5DW		<b>AGENT</b>	David Mills Architect 109 Corryduff Road Lisburn BT27 6YL 07423 457449
<b>LOCATION</b>	119 North Road Belfast BT5 5NG			
<b>PROPOSAL</b>	Retrospective application for the demolition of the coach house/stables and greenhouse, erection of two storey building for offices and store (ancillary to adjacent day care nursery), erection of single storey covered play area and store, and change of use of the yard to outdoor play area.			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	2	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

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

<b>ITEM NO</b>	<b>22</b>			
<b>APPLIC NO</b>	Z/2014/1304/F	Full	<b>DATE VALID</b>	01/10/2014
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	L Campbell c/o agent		<b>AGENT</b>	Robert Gilmour Architects 64 Haypark Avenue Belfast BT7 3FE 07795595434
<b>LOCATION</b>	100 University Street Belfast BT7 1HE			
<b>PROPOSAL</b>	Change of use from offices to 5no self contained apartments, retaining the existing primary structure and building envelope			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1 The proposal is contrary to Policy QD1 of the Department's Planning Policy Statement 7 Quality Residential Environments in that the proposal would, if permitted, result in overdevelopment of the site due to inadequate provision of amenity space.

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

<b>ITEM NO</b>	<b>23</b>			
<b>APPLIC NO</b>	Z/2014/1400/F	Full	<b>DATE VALID</b>	17/10/2014
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Mr and Mrs P Poor	7 Sandhill Gardens Belfast BT5 6FF	<b>AGENT</b>	Gary McKee Architecture 24 Lord Wardens Parade Bangor BT19 1YU 028 9185 7879
<b>LOCATION</b>	7 Sandhill Gardens Belfast BT5 6FF			
<b>PROPOSAL</b>	2 storey rear extension, ground floor side extension, 2 no side windows for utility and bedroom			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	1	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0



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

<b>ITEM NO</b>	<b>24</b>			
<b>APPLIC NO</b>	Z/2014/1405/F	Full	<b>DATE VALID</b>	20/10/2014
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Dr Manning and Ms Burns		<b>AGENT</b>	Consarc Design Group The Gas Office 4 Cromac Quay Belfast BT7 2JD 028 9082 8400
<b>LOCATION</b>	Lands adjacent to 15 Osborne Park Belfast BT9 6JN			
<b>PROPOSAL</b>	Change of house type to that approved under Z/2012/1162/F			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1 The proposal is contrary to Policy BH12 of Planning Policy Statement 6 Planning Archaeology and the Built Heritage, the Malone Conservation Area Design Guide, and Policy QD1 of the Department's Planning Policy Statement 7 Quality Residential Environments in that the proposal would, if permitted, result in overdevelopment of the site due to its inappropriate layout and scale, failure to provide adequate private amenity space, and would result in unacceptable areas of hardsurfacing, causing harm to the character and appearance of the Malone Conservation Area.

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

<b>ITEM NO</b>	<b>25</b>			
<b>APPLIC NO</b>	Z/2014/1491/F	Full	<b>DATE VALID</b>	05/11/2014
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Oakleetrinity Housing		<b>AGENT</b>	McGirr Architects 670 Ravenhill Road Belfast BT6 0BZ 028 9064 8880
<b>LOCATION</b>	263-287 Beersbridge Road Belfast BT5 4RS			
<b>PROPOSAL</b>	Construction of 10no. dwellings with associated car parking and landscaping			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1 The proposal is contrary to the Department's PPS 1 General Principles, PPS 7 Quality Residential Environments (a) and (c), and Development Control Advice Note 8, as it would result in the unacceptable damage to the local character and context and an undesirable living environment due to an unsatisfactory site layout, and inadequate provision of private open space.

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

<b>ITEM NO</b>	<b>26</b>			
<b>APPLIC NO</b>	Z/2014/1507/A	Advertiseme	<b>DATE VALID</b>	10/11/2014
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	The Wooden Floor Company	<b>AGENT</b>	Paul Jenkins 40 Mount Merrion Park Belfast BT6 0GB NA	
<b>LOCATION</b>	Site opposite 43 Boucher Road Belfast BT7			
<b>PROPOSAL</b>	2 No. self standing billboards			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			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 site and harmful to the visual amenity of the locality by virtue of its scale 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.

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

<b>ITEM NO</b>	<b>27</b>			
<b>APPLIC NO</b>	Z/2014/1548/F	Full	<b>DATE VALID</b>	17/11/2014
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Rita Orr 161 Barnetts Road Belfast BT5 7BA		<b>AGENT</b>	Sarah McAuley Architect 96 Orby Drive Belfast BT5 6AG 07847 344821
<b>LOCATION</b>	161 Barnetts Road Belfast BT5 7BA			
<b>PROPOSAL</b>	Ground floor side and rear extension to allow for ground floor bedroom			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	1	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

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

<b>ITEM NO</b>	<b>28</b>			
<b>APPLIC NO</b>	Z/2014/1552/F	Full	<b>DATE VALID</b>	18/11/2014
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr J McNulty		<b>AGENT</b>	English & Drummond 5 Point Street Larne BT40 1HY 2826 0435

**LOCATION** Site between 32 and 30 Knockdene Park South  
Belfast  
BT5 7AB

**PROPOSAL** New Dwelling (resiting and change of house type from previous approval Z/  
2013/0604/F, with associated access, parking and amenity space (amended address  
and description)

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1 The proposal is contrary to the Department Planning Policy Statement 6 'Planning, Archaeology and the Built Heritage' Policy BH12 and Planning Policy Statement 7 'Quality Residential Environments' Policy QD1 in that the proposal, if permitted, would result in overdevelopment of the site in terms of layout, form and design which would be detrimental to the character and appearance of Knockdene Conservation Area.
- 2 The proposal is contrary to the Department Planning Policy Statement 6 'Planning, Archaeology and the Built Heritage' Policy BH12 and Planning Policy Statement 7 'Quality Residential Environments' Policy QD1, in that it fails to respect the character and landscape features of the site and would, if permitted, harm the health and condition of significant trees and landscape features due to its inappropriate siting and layout.

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

<b>ITEM NO</b>	<b>29</b>			
<b>APPLIC NO</b>	Z/2014/1558/F	Full	<b>DATE VALID</b>	19/11/2014
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Sandra Ardill		<b>AGENT</b>	Dimensions Chartered Architects 1 Montgomery House 478 Castlereagh Road Belfast BT5 6BQ 028 9070 5965

**LOCATION** Apartment 3  
Forest House  
72 Beech Heights  
Wellington Square  
Belfast  
BT7 3LQ

**PROPOSAL** Extension to apartment over existing external private balcony (new P1 application form received)

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	1	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1 The proposal is contrary to the Department's Planning Policy Statement 1 and Planning Policy Statement 7, (Addendum) Residential Extensions and Alterations Policy EXT 1 as the siting and design would not be sympathetic with the built form and appearance of the existing property and would detract from the appearance and character of the surrounding area. The proposal would also have a detrimental impact on the privacy and amenity of the neighbouring residents. The proposal, if permitted, would also set an undesirable precedent for unacceptable development.

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

<b>ITEM NO</b>	<b>30</b>			
<b>APPLIC NO</b>	Z/2014/1579/F	Full	<b>DATE VALID</b>	20/11/2014
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Victoria College (c/o Colin Tenner) 2a Cranmore Park Belfast BT9 6JA		<b>AGENT</b>	Belfast Education and Library Board 40 Academy Street Belfast  028 9056 4000
<b>LOCATION</b>	Richmond Lodge Campus 85 Malone Road BT9 6SJ			
<b>PROPOSAL</b>	1.2m - 3m high fencing to site perimeter boundaries to provide enhanced security.			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	3	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			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 setting as its form, 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.

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

<b>ITEM NO</b>	<b>31</b>			
<b>APPLIC NO</b>	Z/2014/1623/F	Full	<b>DATE VALID</b>	02/12/2014
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Mr P & K R McCauley 5 Orby Mews Belfast BT5 6AN		<b>AGENT</b>	ARC ID 641A Shore Road Newtownabbey BT37 0ST 028 9543 6330
<b>LOCATION</b>	5 Orby Mews Belfast BT5 6AN			
<b>PROPOSAL</b>	2 storey extension to rear to provide additional kitchen/living & bedroom accommodation			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	1	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0