

**Belfast Council**

**Applications for Planning Permission**

**and**

**Applications deferred from previous meetings**

**3/5/15**

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

**Council Belfast**

**Date 3/5/15**

<b>ITEM NO</b>	<b>1</b>			
<b>APPLIC NO</b>	Z/2013/0925/O	Outline	<b>DATE VALID</b>	8/21/13
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Yeung Hin Man c/o agent		<b>AGENT</b>	23 Design 16 Downshire Road Holywood BT18 9LX 02890 395747

**LOCATION** 57-65 Sandy Row and 2 McAdam Park Belfast BT12 5ER

**PROPOSAL** Proposed development of 11no 1 bed apartments, 1no 2 bed apartment, 1no bedsit and associated facilities (amended description and scheme).

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>		<b>SUP Petitions</b>	
	7	0	<b>Addresses</b>	<b>Signatures</b>	<b>Addresses</b>	<b>Signatures</b>
			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 it would, if permitted, result in an unacceptable adverse effect on the amenity of existing properties by reason of overlooking, overshadowing and dominance due to overdevelopment of the site.
- 2 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 impact on future residents by reason of a poor living environment in terms of outlook.

**DEPARTMENT OF ENVIRONMENT**  
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**APPLICATIONS FOR PLANNING PERMISSION**

<b>ITEM NO</b>	<b>2</b>			
<b>APPLIC NO</b>	Z/2013/1187/F	Full	<b>DATE VALID</b>	10/16/13
<b>DOE OPINION</b>	<b>APPROVAL</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

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

<b>ITEM NO</b>	<b>3</b>			
<b>APPLIC NO</b>	Z/2014/0099/F	Full	<b>DATE VALID</b>	1/27/13
<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
			<b>Addresses Signatures</b>	<b>Addresses Signatures</b>
			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.

**DEPARTMENT OF ENVIRONMENT**  
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**APPLICATIONS FOR PLANNING PERMISSION**

<b>ITEM NO</b>	<b>4</b>			
<b>APPLIC NO</b>	Z/2014/0240/F	Full	<b>DATE VALID</b>	2/24/14
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Lagan Homes Ltd 19 Clarendon Road Belfast BT13BG		<b>AGENT</b>	Alan Patterson Design Darragh House 112 Craigdarragh Road Helen's Bay BT19 1UB 02891 852582
<b>LOCATION</b>	Lands located 80m to the west of Mill Valley place and adjoining Mill valley Road Ligoniel Road BT14			
<b>PROPOSAL</b>	Erection of 17no dwellings comprising of 16no. semi-detached and 1no. detached dwellings with associated car-parking and siteworks.			
<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

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

<b>ITEM NO</b>	<b>5</b>			
<b>APPLIC NO</b>	Z/2014/0260/F	Full	<b>DATE VALID</b>	2/27/14
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Farrans Construction 99 Kingsway Dunmurry Belfast BT17 9NU		<b>AGENT</b>	Alan Patterson Design Darragh House 112 Craigdarragh Road Helen's bay BT19 1UB 02891 852582
<b>LOCATION</b>	Lands located to the south of 1-7 Glenmachen Park and adjoining Glenmachen Road Belfast BT4			
<b>PROPOSAL</b>	Erection of 13no detached dwellings with associated car-parking, garages, landscaping, site and access works.			
<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 2: Planning and Nature Conservation, and Planning Policy Statement 7: Quality Residential Environments in that it fails to respect the character, topography, and landscape features of the site and would, if permitted, prejudice 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.
- 2 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 private amenity space arrangements by virtue of the topography of the site and/or proximity to existing trees subject to a Tree Preservation Order.
- 3 The proposal is contrary to Planning Policy Statement 1 and policy QD1 of the Department's Planning Policy Statement 7 in that insufficient information has been submitted to satisfy the Department that the amenity of existing residents would not be adversely affected by proposed changes in the site topography.
- 4 The proposal is contrary to policy QD1 of the Department's Planning Policy Statement 7: "Quality Residential Environments" and related guidance in that it has not been demonstrated that the proposal would provide adequate facilities for parking and service vehicles as part of the development.
- 5 The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 2, in that it would, if permitted, prejudice the safety and convenience of road users as it has failed to demonstrate a satisfactory means of access to the public road.

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<b>ITEM NO</b>	<b>6</b>			
<b>APPLIC NO</b>	Z/2014/0356/LBC	Listed Building	<b>DATE VALID</b>	3/18/14
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Trinity Housing Association Beechill Business Park 96 Beechill Road Belfast BT8 7QN		<b>AGENT</b>	Andrew G. Crawford & Company Second Floor 352 Antrim Road Belfast BT15 5AE 028 9077 4700
<b>LOCATION</b>	1-5 Southview Cottages Stranmillis Embankment Belfast BT7 1QH			
<b>PROPOSAL</b>	Replacement of existing timber sash windows with new timber sash windows to 5no. existing listed properties			
<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' and Planning Policy Statement 6: Planning, Archaeology and the Built Heritage 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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<b>ITEM NO</b>	<b>7</b>			
<b>APPLIC NO</b>	Z/2014/0479/O	Outline	<b>DATE VALID</b>	4/9/14
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	McNeill (Properties) Ltd 32 Tullynagardy Road Belfast BT23 4UQ		<b>AGENT</b>	Ostick and Williams Ltd 14 Edgewater Road Belfast BT3 9JQ 02890778810
<b>LOCATION</b>	48-52 York Street Belfast BT15 1AS			
<b>PROPOSAL</b>	Demolition of existing building and construction of new multi storey building with retail units at ground floor and purpose built student accommodation over			
<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

<b>ITEM NO</b>	<b>8</b>			
<b>APPLIC NO</b>	Z/2014/0494/F	Full	<b>DATE VALID</b>	4/10/14
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Glenbank Holdings Ltd		<b>AGENT</b>	MBA Planning 33 Shore Road Holywood BT189HX 028 9042 1011
<b>LOCATION</b>	519-521 Lisburn Road Belfast BT9 7GQ			
<b>PROPOSAL</b>	Partial demolition of existing building and erection of replacement 3 storey building for sale of hot and cold food and drink for consumption on and off the premises with first floor outdoor terrace to the rear and storage at 2nd floor. (Corrected Description)			
<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**  
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<b>ITEM NO</b>	<b>9</b>			
<b>APPLIC NO</b>	Z/2014/0600/F	Full	<b>DATE VALID</b>	5/7/14
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Lagan Homes Ltd 19 Clarendon Road Belfast BT1 3BG		<b>AGENT</b>	Alan Patterson Design Darragh House 112 Craigdarragh Road Helen's Bay BT19 1UB 02891 852582
<b>LOCATION</b>	Lands located off Mill Valley Road Ligoniel Road approx 60m to the west of Mill Valley Place Belfast BT14			
<b>PROPOSAL</b>	Erection of 7no apartments (change of house type from that previously approved under planning ref: Z/2007/1648/F) along with associated car-parking and siteworks.			
<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, if permitted, result in a development that will be inappropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped areas, causing unacceptable damage to the character and appearance of the area.

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<b>ITEM NO</b>	<b>10</b>			
<b>APPLIC NO</b>	Z/2014/0782/F	Full	<b>DATE VALID</b>	6/11/14
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	The Board of Governors of Edgehill College Edgehill College 9 Lennoxvale Belfast BT9 5BY		<b>AGENT</b>	Donnelly O'Neill Architects LTD Unit 2 Conway Mill 5-7 Conway Street Belfast BT13 2DE 028 9024 8144
<b>LOCATION</b>	Edgehill College 9 Lennoxvale Belfast BT9 5BY			
<b>PROPOSAL</b>	First floor rooftop extension to provide additional staff 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

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<b>ITEM NO</b>	<b>11</b>			
<b>APPLIC NO</b>	Z/2014/0783/LBC	Listed Building	<b>DATE VALID</b>	6/11/14
<b>DOE OPINION</b>	<b>CONSENT</b>			
<b>APPLICANT</b>	The Board Of Governors of Edgehill College Edgehill College 9 Lennoxvale Belfast BT9 5BY		<b>AGENT</b>	Donnelly O'Neill Architects LTD Unit 2 Conway Mill 5-7 Conway Street Belfast BT13 2DE 028 9024 8144
<b>LOCATION</b>	Edgehill College 9 Lennoxvale Belfast BT9 5BY			
<b>PROPOSAL</b>	First floor extension to rear of building to accommodate additional staff facilities.			
<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

<b>ITEM NO</b>	<b>12</b>			
<b>APPLIC NO</b>	Z/2014/0872/F	Full	<b>DATE VALID</b>	6/30/14
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Paul Barrett 28 Onslow Gardens Belfast BT6 0AP		<b>AGENT</b>	Arca Design (Simon Houston) 5 Highgate Manor Mallusk Newtownabbey BT36 4WG 077647 58436
<b>LOCATION</b>	28 Onslow Gardens Belfast BT6 0AP			
<b>PROPOSAL</b>	Two storey extension to rear & side of dwelling and new detached 2 storey garage.			
<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

**DEPARTMENT OF ENVIRONMENT**  
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**APPLICATIONS FOR PLANNING PERMISSION**

<b>ITEM NO</b>	<b>13</b>			
<b>APPLIC NO</b>	Z/2014/0985/F	Full	<b>DATE VALID</b>	7/18/14
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Gareth Macklin 26 Wellington Park Belfast BT9 6DL		<b>AGENT</b>	Derek J White New Inn Cashel Co.Tipperary
				00353 8624 64470
<b>LOCATION</b>	26 Wellington Park Belfast BT9 6DL			
<b>PROPOSAL</b>	Demolition of section of wall to form new vehicular entrance from rear common passage and fit new metal gates. (Retrospective)			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	9	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 6 - Planning, Archaeology and the Built Heritage Policy BH12 and BH14, Malone Conservation Area and Planning Policy Statement 1 – General Principles, in that the proposal and its associated increase in vehicular use will cause demonstrable harm by prejudicing the character and appearance of the area, and the amenity of properties on Wellington Park Terrace.
- 2 The proposal is contrary to Planning Policy Statement 3: Access, Movement and Parking; Policy AMP 2, in that it would, if permitted, prejudice the safety and convenience of road users since the restricted width of the existing alleyway and Wellington Park Terrace, together with the restricted visibility and inter-visibility at the junction of the access from the site to the alleyway and at the junction of the alleyway with Wellington Park Terrace, renders them unsatisfactory for increased use.
- 3 The proposal is contrary to Planning Policy Statement 3: Access, Movement and Parking; Policy AMP 2, in that it would, if permitted, prejudice the safety and convenience of road users since it would lead to an unacceptable level of conflict (both pedestrian / vehicle and vehicle / vehicle) by reason of the increased number of vehicles entering and leaving the existing alleyway and Wellington Park Terrace.

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<b>ITEM NO</b>	<b>14</b>			
<b>APPLIC NO</b>	Z/2014/0987/DCA	Demolition w	<b>DATE VALID</b>	7/18/14
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Gareth Macklin 26 Wellington Park Belfast BT9 6DL	<b>AGENT</b>	Derek j White New Inn Cashel Co.Tipperary	00353862464470

**LOCATION** 26 Wellington Park Belfast

**PROPOSAL** Demolish 2.8m length of block wall to rear common passage (retrospective)

<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 6 - Planning, Archaeology and the Built Heritage Policy BH12 and BH14, Malone Conservation Area and Planning Policy Statement 1 – General Principles, in that the proposal and its associated increase in vehicular use will cause demonstrable harm by prejudicing the character and appearance of the area, and the amenity of properties on Wellington Park Terrace.
- 2 The proposal is contrary to Planning Policy Statement 3: Access, Movement and Parking; Policy AMP 2, in that it would, if permitted, prejudice the safety and convenience of road users since the restricted width of the existing alleyway and Wellington Park Terrace, together with the restricted visibility and inter-visibility at the junction of the access from the site to the alleyway and at the junction of the alleyway with Wellington Park Terrace, renders them unsatisfactory for increased use.
- 3 The proposal is contrary to Planning Policy Statement 3: Access, Movement and Parking; Policy AMP 2, in that it would, if permitted, prejudice the safety and convenience of road users since it would lead to an unacceptable level of conflict (both pedestrian / vehicle and vehicle / vehicle) by reason of the increased number of vehicles entering and leaving the existing alleyway and Wellington Park Terrace.

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<b>ITEM NO</b>	<b>15</b>			
<b>APPLIC NO</b>	Z/2014/1062/F	Full	<b>DATE VALID</b>	8/11/14
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Larchwell Properties Limited 6 Sandringham Court Hillsborough BT26 6RB		<b>AGENT</b>	Harry Rolston Architect Limited 49 Lisleen Road Belfast BT5 7SU 028 9044 9814
<b>LOCATION</b>	Adjacent to 27 Gibson Street Belfast BT12 4LW			
<b>PROPOSAL</b>	New build block of 6no one bedroom apartments			
<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
<b>1</b>	The proposal is contrary to PPS1: General Principles and PPS7: Quality Residential Environments Policy QD1 (a) and (h) in that it would not create a quality environment. The proposal, if approved would represent overdevelopment of the site that fails to respect the surrounding context in terms of scale, massing and layout and would, if permitted, harm the living conditions of existing residents by reason of overshadowing, overlooking, and consequent lack of privacy.			
<b>2</b>	The proposal is contrary to PPS7 Addendum: 'Safeguarding the character of established residential areas', Policy LC 1 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.			

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<b>ITEM NO</b>	<b>16</b>			
<b>APPLIC NO</b>	Z/2014/1115/A	Advertiseme	<b>DATE VALID</b>	8/21/14
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Stephen Brogan 33 College Gardens Belfast BT9 6BT	<b>AGENT</b>	Hugh Morrison Chartered Architect 120 Balmoral Avenue Belfast BT9 6NZ 078 8423 7321	
<b>LOCATION</b>	33 College Gardens Belfast BT9 6BT			
<b>PROPOSAL</b>	Free standing totem circa 1m x 3m high			
<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 Policies BH 9 and BH 13 of the Department's Planning Policy Statement 6 'Planning, Archaeology and the Built Heritage' and Planning Policy Statement 17 'Control of Outdoor Advertisements' in that the site lies within the Queens Conservation Area and the sign would, if permitted, adversely affect its character and detract from the architectural style of the listed building on which it is to be displayed by reason of inappropriate scale, form, design, materials and illumination.

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<b>ITEM NO</b>	<b>17</b>			
<b>APPLIC NO</b>	Z/2014/1158/F	Full	<b>DATE VALID</b>	9/3/14
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Martin Young 2 Barrack Road Magherafelt BT456LA		<b>AGENT</b>	
				NA
<b>LOCATION</b>	56 Tennent Street Belfast BT13 3GB			
<b>PROPOSAL</b>	Change of use from office to 3 flats with external alterations to include moving the side entrance by 1m, removing signage + replacing door with window to rear. All works when complete to match existing finish.			
<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 Policy LC 2 of the 2nd Addendum of Planning Policy Statement 7, Safeguarding the Character of Established Residential Areas. In that, the gross internal floorspace of the original property is less than 150 square metres required by policy and, is therefore deemed unsuitable for conversion.

<b>ITEM NO</b>	<b>18</b>			
<b>APPLIC NO</b>	Z/2014/1225/F	Full	<b>DATE VALID</b>	9/12/14
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Farquhar c/o agent		<b>AGENT</b>	JWA Design 1 Bramble Grove Newtownabbey BT37 0GE 07734318868
<b>LOCATION</b>	223 Roden Street			
<b>PROPOSAL</b>	Conversion to house in multiple occupation (HMO) and 3 storey extension to rear for bedrooms to create a total of 5 bedrooms.			
<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



**DEPARTMENT OF ENVIRONMENT**  
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<b>ITEM NO</b>	<b>19</b>			
<b>APPLIC NO</b>	Z/2014/1343/F	Full	<b>DATE VALID</b>	10/7/14
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Dermot Rocks c/o agent		<b>AGENT</b>	Doherty Architectural Services Paul Doherty 37 Wynchurch Avenue Belfast BT6 0JP 07557131259
<b>LOCATION</b>	35 Knockbreda Park Belfast BT6 0HB			
<b>PROPOSAL</b>	Replacement dwelling			
<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 ATC1 of the Department's Addendum to Planning Policy Statement 6: Areas of Townscape Character in that the building makes a material contribution to the character and appearance of the Rosetta Area of Townscape Character and no exceptional reason has been demonstrated which, in the judgement of the Department, justifies its demolition.

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

<b>ITEM NO</b>	<b>20</b>			
<b>APPLIC NO</b>	Z/2014/1345/F	Full	<b>DATE VALID</b>	10/7/14
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Peter Loughlin c/o agent		<b>AGENT</b>	GMR Architects Ltd 3 St Judes Avenue Belfast BT7 2GZ 07768462808
<b>LOCATION</b>	409 Ormeau Road Belfast BT7 3GP			
<b>PROPOSAL</b>	Change of use from office to hot food carryout with first floor restaurant			
<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 and Development Control Advice Note 4 in that it would, if permitted result in a proliferation in this section of the Ormeau Road of hot food, restaurant and coffee shop uses combined, thereby bringing about a detrimental change to the ambiance and character of the area and would undermine (cumulatively with other non-retail uses) the vitality and viability of the local centre.

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

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<b>ITEM NO</b>	<b>21</b>			
<b>APPLIC NO</b>	Z/2014/1371/F	Full	<b>DATE VALID</b>	10/13/14
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Craig Gilroy 48 Circular Road Belfast BT4 2GB		<b>AGENT</b>	Bradley McClure Architects 186 Lisburn Road Belfast BT9 6AL 028 9028 4413
<b>LOCATION</b>	48 Circular Road Belfast BT4 2GB			
<b>PROPOSAL</b>	Development of 4 houses and demolition of existing dwelling			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	
	2	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>22</b>			
<b>APPLIC NO</b>	Z/2014/1380/F	Full	<b>DATE VALID</b>	10/15/14
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Mr. McGimpsey C/O Agent		<b>AGENT</b>	JWA DESIGN 1 Bramble Grove Newtownabey BT36 0GE 077 3431 8868
<b>LOCATION</b>	10 Cloverhill Park Belfast BT4 2JW			
<b>PROPOSAL</b>	Two storey rear extension			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	
	1	0	0	
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

**DEPARTMENT OF ENVIRONMENT**  
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**APPLICATIONS FOR PLANNING PERMISSION**

<b>ITEM NO</b>	<b>23</b>			
<b>APPLIC NO</b>	Z/2014/1492/A	Advertiseme	<b>DATE VALID</b>	11/5/14
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr Laul Faulkner Bank Of Ireland -Group Property Humme House Dublin 4	<b>AGENT</b>	RPP Architects 155-157 Donegall Pass Belfast BT7 1DT 028 9024 5777	
<b>LOCATION</b>	28 University Road Belfast BT7 1NA			
<b>PROPOSAL</b>	Replacement signage and projecting banner			
<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 Policies BH 9 and BH 13 of the Department's Planning Policy Statement 6 'Planning, Archaeology and the Built Heritage' and Planning Policy Statement 17 'Control of Outdoor Advertisements' in that the site lies within the Queens Conservation Area and and the signs would, if permitted, adversely affect its character and detract from the architectural style of the listed building on which it is to be displayed by reason of inappropriate scale, form, design, materials and illumination.

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

<b>ITEM NO</b>	<b>24</b>			
<b>APPLIC NO</b>	Z/2014/1531/A	Advertiseme	<b>DATE VALID</b>	11/14/14
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Malone Ridge Limited	<b>AGENT</b>	Thomas O'Hare Architects (TOHA) 54a Dunmurry lane Belfast BT17 9JR 07557027927	

**LOCATION** Lands at and rear of 62-72 Upper Malone Road and off Fairway Avenue  
Belfast

**PROPOSAL** free standing signs

<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 the Department's Planning Policy Statement 17: Control of Outdoor Advertisements, in that the proposed advertisements, if permitted, would have an adverse impact on the visual ameity of the area by virtue of visual clutter created by teh proliferation of proposed signs along the Upper Malone Road and Fairways Avenue.

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

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<b>ITEM NO</b>	<b>25</b>			
<b>APPLIC NO</b>	Z/2014/1541/F	Full	<b>DATE VALID</b>	11/17/14
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Tim Featherston		<b>AGENT</b>	Brian Pyper & Associates 25 Towerview Avenue Bangor BT19 6BB 07825213111
<b>LOCATION</b>	481 Upper Newtownards Road Belfast BT4 3LL			
<b>PROPOSAL</b>	Change of use from offices to cafe, awnings to front and side of building, and new access door to side of building (corrected description)			
<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

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<b>ITEM NO</b>	<b>26</b>			
<b>APPLIC NO</b>	Z/2014/1613/F	Full	<b>DATE VALID</b>	12/1/14
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Mr & Mrs I Cadden 22 Sydenham Avenue Belfast BT4 2DR		<b>AGENT</b>	Gary McKee Architecture 24 Lord Wardens Parade Bangor BT19 1YU 028 9185 7879
<b>LOCATION</b>	22 Sydenham Avenue Belfast BT4 2DR			
<b>PROPOSAL</b>	Replacement roof to garage and increase in height of rear return roof.			
<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>27</b>			
<b>APPLIC NO</b>	Z/2014/1668/F	Full	<b>DATE VALID</b>	1/8/15
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Darragh Properties 70 Enniskillen Road Ballinamallard BT94 2BD		<b>AGENT</b>	David McKinley 16 Tarlum Road Omagh Co Tyrone BT78 5QQ 077 5415 5390
<b>LOCATION</b>	30 University Road Belfast			
<b>PROPOSAL</b>	Proposed change of use on first and second floors from restaurant seating, toilets and storage to 4 no. 1 bed apartments accessed through existing entrance on ground floor onto University Road			
<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 proposed residents 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.

**DEPARTMENT OF ENVIRONMENT**  
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**APPLICATIONS FOR PLANNING PERMISSION**

<b>ITEM NO</b>	<b>28</b>			
<b>APPLIC NO</b>	Z/2014/1688/A	Advertiseme	<b>DATE VALID</b>	12/12/14
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Deanes at Queens 1 College Gardens Belfast BT9 6BQ	<b>AGENT</b>	Strong Construction 31 High Street Bangor BT20 5BG 078 7981 7263	
<b>LOCATION</b>	Deanes at Queens 1 College Gardens Belfast BT20 5BG			
<b>PROPOSAL</b>	2 free standing signs and new fascia sign			
<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 BH 13 of the Department's Planning Policy Statement 6 'Planning, Archaeology and the Built Heritage' and Planning Policy Statement 17 'Control of Outdoor Advertisements' in that the site lies within the Queens Conservation Area and the signs would, if permitted, adversely affect its character and detract from the conservation area in which it is to be displayed by reason of inappropriate scale, form, design, materials and illumination.



**DEPARTMENT OF ENVIRONMENT**  
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**APPLICATIONS FOR PLANNING PERMISSION**

<b>ITEM NO</b>	<b>29</b>			
<b>APPLIC NO</b>	Z/2014/1703/F	Full	<b>DATE VALID</b>	12/12/14
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Deanes At Queens 1 College Gardens Belfast BT9 6BQ		<b>AGENT</b>	Strong Construction 31 High Street Bangor BT20 5BG 078 7981 7263
<b>LOCATION</b>	Deanes at Queens 1 College Gardens Belfast BT9 6BQ			
<b>PROPOSAL</b>	reconfiguration of external terrace area to front of premises			
<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