

Council Deferred items still under consideration Area :- Belfast

1

Application Ref Z/2010/0245/F

Applicant Liberante Developments Ltd C/O Agent **Agent** Gregory Architects 4 Crescent Gardens Belfast BT7 1NS

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.

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.

2

Application Ref Z/2011/0726/O

Applicant First Trust **Agent** Turley Associates Hamilton House Joy Street Belfast BT2 8LE

Location Lands northwest of 1-8 Springfield Heights and north of Moyard Crescent Belfast BT13

Proposal Proposed site for residential development, new access and ancillary site works.

3

Application Ref Z/2012/0447/F

Applicant HJS Developments c/o agent **Agent** Turley associates 29-31 Montgomery Street Belfast BT1 4NX

Location The entrance to Sainsburys petrol filling station Kennedy Centre Falls Road Belfast

Proposal Installation of traffic lights at the junction of Lake Glen Drive/Falls Road and Sainsbury's petrol Station junction/Falls Road at the Kennedy Centre

1 The proposal is contrary to Policy AMP 6 of Planning Policy Statement 3 - 'Access Movement and Parking' in that the submitted details have failed to demonstrate that the new junction layout is capable of accommodating the additional and redistributed traffic that would result from the implementation of the development, without detriment to traffic progression on the Falls Road, thereby prejudicing the road safety and convenience of road users.

2 The proposal is contrary to Policy AMP 2 of Planning Policy Statement 3 - 'Access Movement and Parking' in that the submitted details have failed to demonstrate that a safe and efficient access to the adjoining road network can be provided, thereby prejudicing the road safety and convenience of road users.

Council Deferred items still under consideration Area :- Belfast

4

Application Ref Z/2012/1421/F

Applicant Markets Development Association 3
Upper Stanfield Street
Belfast
BT7 2DN

Agent Fresh Design 1 College House City
Link Busines
City Link Business Park
Durham Street
Belfast
BT12 4HQ

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.

- 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.

5

Application Ref Z/2012/1428/DCA

Applicant Queen's University Belfast Estates
Department
Level 5
Adminiatration Building
Belfast
BT7 1NN

Agent Fleming Mountstephen Planning
The Gasworks
5 Cromac Avenue
Belfast
BT7 2JA

Location 55-63 University Street
101 -111 Botanic Avenue and Queen's University Garage
University Square Mews
Belfast
BT7

Proposal Demolition of 55-63 University Street and Queen's University garage with facade retention of 63 University Street, demolition of 101-11 Botanic Avenue with facade retention of 101-111 Botanic Avenue (to enable development of 12 HMO townhouses and 3 apartments to provide purpose built student accommodation with associated operational development)

- 1 The proposal is contrary to Policy BH14 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the buildings makes a material contribution to the character and appearance of the Queens Conservation Area and no exceptional reason has been demonstrated which, in the judgement of the Department, justifies its demolition.

Council Deferred items still under consideration Area :- Belfast

6

Application Ref	Z/2013/0012/F		
Applicant	Queen's University Belfast Estates Department Level 5 Admin Building Belfast BT7 1NN	Agent	Fleming Mountstephen Planning The Gasworks 5 Cromac Avenue Belfast BT7 2JA
Location	55-63 University Street 101-111 Botanic Avenue and Queen's University garage University Square Mews Belfast BT7		
Proposal	Demolition of 55-63 University Street and Queen's University garage at University Square Mews with facade. Retention of 63 University Street, demolition of 101-111 Botanic Avenue with facade. Retention of 101-111 Botanic Avenue and development of 12 HMO townhouses (7 with five study bedrooms and 5 with six study bedrooms) and 3 apartments (each with two study bedrooms) to provide purpose built student accommodation with associated operational development. (Additional Information)		

- 1 The proposal is contrary to Policy HMO 1 of the HMO Subject Plan for Belfast City Council Area 2015 in that it would if permitted exceed the 30% limit for HMO's within the Mountcharles HMO policy area (Designation HMO 2/16).
- 2 The proposal is contrary to Policy HMO 6 of the HMO Subject Plan for Belfast City Council Area 2015 in that it would if permitted exceed the 4 bedroom limit for HMO's within the designated area.
- 3 The proposal is contrary to Policy BH12 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that it would, if permitted, result in harm the character and appearance of the Queens Conservation Area through inappropriate design and detailing and would fail to protect important views into the Conservation Area.
- 4 The proposal is contrary to Policy QD1 of the Department's Planning Policy Statement 7: Quality Residential Environments and the 2nd Addendum: Safeguarding the character of established residential areas in that in would, if permitted, result in poor outlook for prospective residents.

Council Deferred items still under consideration Area :- Belfast

7

Application Ref Z/2013/0972/F

Applicant Una Somerville-Todd Architects and Planners 2nd Floor Titanic House
6 Queen's Road
Belfast
BT3 9DT **Agent**

Location 2 8 10 12 14 Piney Hills and 166 Malone Road Belfast BT9 5NR

Proposal Erection of 4 No 2 bed apartments, 5 detached dwellings, new access and associated car parking/landscaping and ancillary works. (Additional information)

- 1 The proposal is contrary to Policy QD1 of the Department's Planning Policy Statement 7: Quality residential environments in that in that it would if permitted result in overdevelopment of the site and would cause unacceptable damage to the character and environmental quality and residential amenity of the area through inappropriate scale, form, massing, layout and would result in overlooking and dominance to neighbouring residents.
- 2 The proposal is contrary to LC1 of the Department's 2nd Addendum to Planning Policy Statement 7: Safeguarding the character of established residential areas in that it would, if permitted, result in development which is significantly higher than that found in the locality.
- 3 The proposal is contrary to the Department's Planning Policy Statement 2: Natural Heritage, in that it fails to respect the topography, and landscape features of the site and would, if permitted, harm the health and condition of significant trees which are subject to a Tree Preservation Order due to its inappropriate siting, layout, and ground remodelling works required to facilitate the proposed development.

8

Application Ref Z/2013/1402/F

Applicant Oakland Homes (Antrim Road) LTD **Agent** Like Architects 34 Bedford Street
Belfast
BT2 7FF

Location 151-167 Antrim Road and 12 Halliday's Road
Belfast
BT15 2GW

Proposal 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).

- 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.

Council Deferred items still under consideration Area :- Belfast

9

Application Ref	Z/2013/1482/F		
Applicant	Seville Limited c/o agent	Agent	TSA Planning 29 Linenhall Street Belfast BT2 8AB
Location	St Thomas' Hall 138a Lisburn Road Belfast BT9		
Proposal	Demolition of existing building and erection of 19 no apartments, associated amenity space and site works (Amended plans received).		

- 1 The proposal is contrary to Planning Policy BH12 of Planning Policy Statement 6 'Planning, Archaeology and the Built Heritage' in that the design and form of the proposed building would detract from the character and appearance of the Conservation Area
- 2 The proposal is contrary to Planning Policy Statement 1 'General Principles' and Planning Policy Statement 7 'Quality Residential Environments' Policy QD1 in that it would, if permitted, result in overdevelopment of the site by reason of unacceptable scale, massing, form and layout which would cause unacceptable damage to the residential amenity of existing and proposed residents through poor outlook, overlooking and dominance.

10

Application Ref	Z/2013/1484/DCA		
Applicant	Seville Limited c/o agent	Agent	TSA Planning 29 Linenhall Street Belfast BT2 8AB
Location	St Thomas' Hall 138a Lisburn Road Belfast BT9		
Proposal	Demolition of St Thomas' Hall.		

The proposal is contrary to Planning Policy BH 14 of the Department's Planning Policy Statement 6: Planning Archaeology and the Built Heritage in that an adequate replacement scheme has not been provided for the site and the resultant gap site would have a detrimental impact on the character and appearance of the Conservation Area.

11

Application Ref	Z/2013/1486/F		
Applicant	Loughside FC c/o agent	Agent	Fresh design 667 Shore Road Whiteabbey BT37 0ST
Location	Skegoneil Avenue Belfast BT15 3LL		
Proposal	Improvements to existing football grounds, to include 3G pitch, floodlights, 200 seater stand, dugouts, 1.2m fencing, new turnstiles and new vehicular access on Jellicoe Avenue with associated off street car parking (amended description).		

- 1 The proposal is contrary to Planning Policy Statement 1: General Principles in that insufficient information has been submitted under Article 7(4) to adequately address potential contamination on the site.

Council Deferred items still under consideration Area :- Belfast

12

Application Ref Z/2014/0108/A

Applicant Robert Smyth 38 Cuba Walk **Agent** Alan Gregg 32 Carolhill Drive
Belfast Belfast
BT4 2FT

Location 321-329 Albertbridge Road
BT5 4PY

Proposal Hoarding

- 1 The proposal is contrary to Policy AD1 of Planning Policy Statement 17 Control of outdoor Advertisements in that the proposed development if permitted would have an adverse impact on the visual amenity of the area by virtue of visual clutter created by a proliferation of existing advertisements along this section of the Newtownards Road and which would lead to an undesirable precedent for other similar signs within the locality.

13

Application Ref Z/2014/0189/F

Applicant Millar and Mills C and D c/o agent **Agent** Site Express 45 Church View
Holywood
BT18 9DP

Location 41 Malone Road
Belfast
Co. Antrim
BT9 6RX

Proposal Conversion of 1st. 2nd and 3rd floor offices to 4 no apartments. (Amended scheme, revised drawings and parking survey received.)

- 1 The proposal is contrary to Policy QD1 of the Department's Planning Policy Statement 7: Quality residential environments and Policy LC2 of the Addendum to PPS 7 and in that it would if permitted cause unacceptable damage to residential amenity, harming the living conditions of prospective residents through poor outlook, overshadowing and general disturbance and would set an undesirable precedent.
- 2 The Department has insufficient information as required under Article 7 (4) of the Planning (General Development Order (NI) 1993 to fully assess whether the proposal is acceptable in terms of access, movement and parking.
- 3 The Department has insufficient information as required under Article 7 (4) of the Planning (General Development Order (NI) 1993 to fully assess whether the proposal is acceptable in terms policies BH 7 and BH 8 of Planning Policy Statement 6 'Planning Archaeology and the Built Heritage' in relation to the proposed change of use and alterations to this Listed Building.

Council Deferred items still under consideration Area :- Belfast

14

Application Ref Z/2014/0190/LBC

Applicant Millar and Mills C and D c/o agent **Agent** Site Express 45 Church View
Holywood
BT18 9DP

Location 41 Malone Road
Belfast
Co.Antrim
BT9 6RX

Proposal Works to listed building to facilitate the conversion of 1st, 2nd and 3rd floor offices to 4 No
apartments including internal alterations, new internal wall and staircase. (Amended scheme)

- 1 The Department has insufficient information as required under Article 7 (4) of the Planning (General Development Order (NI) 1993 to fully assess whether the proposal is acceptable in terms policies BH 7 and BH 8 of Planning Policy Statement 6 'Planning Archaeology and the Built Heritage' in relation to the proposed change of use and alterations to this Listed Building.

15

Application Ref Z/2014/0260/F

Applicant Farrans Construction 99 Kingsway **Agent** Alan Patterson Design Darragh
Dunmurry House
Belfast 112 Craigdarragh Road
BT17 9NU Helen's bay
BT19 1UB

Location Lands located to the south of 1-7 Glenmachen Park and adjoining Glenmachen Road
Belfast
BT4

Proposal Erection of 13no detached dwellings with associated car-parking, garages, landscaping, site
and access works.

- 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.

Council Deferred items still under consideration Area :- Belfast

16

Application Ref Z/2014/0586/F

Applicant Apex Housing c/o agent **Agent** McGirr Architects Ltd 670 Ravenhill Road
Belfast
BT6 0BZ

Location Lands on McClure Street to include land south of railway and north of Powerscourt PLace between 10 Cameron Street and 85 Ormeau Road Belfast BT7 1SH

Proposal Construction of 20no 5 person 3bed and 7no 3person 2bed social housing dwellings with associated landscaping

17

Application Ref Z/2014/0600/F

Applicant Lagan Homes Ltd 19 Clarendon Road Belfast BT1 3BG **Agent** Alan Patterson Design Darragh House 112 Craigdarragh Road Helen's Bay BT19 1UB

Location Lands located off Mill Valley Road Ligoniel Road approx 60m to the west of Mill Valley Place Belfast BT14

Proposal 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.

1 The proposal is contrary to policy QD1 of the Department's PPS7: 'Quality Residential Environments' and associated guidance in that it would, if permitted, result in overdevelopment and failure to respect the topography of this restricted site, in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped areas, causing harm to the character and appearance of the area.

2 The proposal is contrary to Policy QD1 of the Department's Planning Policy Statement 7, 'Quality Residential Environments' and associated guidance in that it would, if permitted, result in an unacceptable form of development which would be visually intrusive and out of keeping with the character of the area.

18

Application Ref Z/2014/0919/F

Applicant Afrim Kannabecaj 11 Rosetta Park Belfast BT6 0DJ **Agent** Doherty Architectural Services 37 Wynchurch Avenue Belfast BT6 0JP

Location 11 Rosetta Park Belfast

Proposal Two storey extension to rear and new detached garage to rear.

Council Deferred items still under consideration Area :- Belfast

19

Application Ref Z/2014/1013/F

Applicant Mr Chris Hawthorne 9 Irwin Crescent
Belfast BT4 3AQ

Agent A S Whiteman Architects BT3 Business Centre
10 Dargan Crescent
Belfast BT3 9JP

Location 178 Upper Newtownards Road
Belfast BT4 3ES

Proposal Change of use from residential to linguistic training centre

- 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.

20

Application Ref Z/2014/1032/O

Applicant Glenalpin Street Ltd c/o agent

Agent Michael Burroughs Associates 33 Shore Road
Holywood BT18 9HX

Location Site bounded by Wellwood Street
Glenalpin Street and Norwood Street
Belfast

Proposal Outline application for purpose built student accommodation, max 391 no beds, and commercial car parking, max 19 spaces (replacement of existing spaces)

- 1 The proposal is contrary to Planning Policy Statement 1 - 'General Principles' in that it has not been demonstrated how the proposed number of units can be accommodated on the site without causing a detrimental impact on the amenity of neighbouring properties by way of dominance, overshadowing and overlooking.
- 2 The proposal is contrary to Policy HMO 7 of the 'Houses in Multiple Occupancy Subject Plan for Belfast City Council Area 2015' in that it has not been demonstrated that the proposal will not have an adverse impact on the amenity of this primarily residential area.
- 3 The proposal is contrary to Planning Policy Statement 1 - 'General Principles' by reason of its height, bulk, massing and density which represents an overdevelopment of the site which would have an adverse impact on the character, appearance and amenity of the surrounding area.

Council Deferred items still under consideration Area :- Belfast

21

Application Ref	Z/2014/1057/F		
Applicant	Mr and Mrs D Hughes 4 Shrewsbury Park Belfast BT9 6PN	Agent	Seamus McLarnon 72 Upper Road Greenisland Carrickfergus BT38 8RL
Location	4 Shrewsbury Park Belfast BT9 6PN		
Proposal	Demolition of existing house and construction of new 2 storey dwelling house and detached garage.		

- 1 The proposal is contrary to Policies BH10 and BH14 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage and A Design Guide for the Malone Conservation Area in that the dwelling makes a positive material contribution to the character and appearance of the Malone Conservation Area and no exceptional reason has been demonstrated which, in the judgement of the Department, justifies its demolition
- 2 The proposal is contrary to Policy BH12 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage and A Design Guide for the Malone Conservation Area in that it would if permitted harm the character and appearance of the Malone Conservation Area through inappropriate scale, massing, design and detailing.
- 3 The proposal is contrary to Policy QD1 of the Department's Planning Policy Statement 7: Quality Residential Environments and the 2nd Addendum: Safeguarding the character of established residential areas in that in would, if permitted, have an adverse impact on the amenity of the adjoining residential properties by reason of unacceptable scale and massing.

22

Application Ref	Z/2014/1059/DCA		
Applicant	Mr and Mrs D Hughes 4 Shrewsbury Park Belfast BT9 6PN	Agent	Seamus McLarnon 72 Upper Road Greenisland Carrickfergus BT38 8RL
Location	4 Shrewsbury Park Belfast BT9 6PN		
Proposal	Demolish existing two storey detached house and single garage.		

- 1 The proposal is contrary to Policy BH14 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage and A Design Guide for the Malone Conservation Area in that the dwelling makes a material contribution to the character and appearance of the Malone Conservation Area and no exceptional reason has been demonstrated which, in the judgement of the Department, justifies its demolition.

Council Deferred items still under consideration Area :- Belfast

23

Application Ref Z/2014/1292/F

Applicant Wee Care 6 Chichester Park South **Agent** David Mills Architect 109 Carryduff
Belfast Road
BT15 5DW Lisburn
BT27 6YL

Location 119 North Road
Belfast
BT5 5NG

Proposal 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.

24

Application Ref Z/2014/1343/F

Applicant Dermot Rocks c/o agent **Agent** Doherty Architectural Services Paul
Doherty
37 Wynchurch Avenue
Belfast
BT6 0JP

Location 35 Knockbreda Park
Belfast
BT6 0HB

Proposal Replacement dwelling

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.

25

Application Ref Z/2014/1345/F

Applicant Peter Loughlin c/o agent **Agent** GMR Architects Ltd 3 St Judes
Avenue
Belfast
BT7 2GZ

Location 409 Ormeau Road
Belfast
BT7 3GP

Proposal Change of use from office to hot food carryout with first floor restaurant

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.

Council Deferred items still under consideration Area :- Belfast

26

Application Ref Z/2014/1359/A
Applicant Mr And Mrs Orr c/o agent **Agent** PJ Design 21 Priests Lane
 Blaris Road
 Lisburn
 BT27 5RB
Location 543 Lisburn Road
 Belfast
 BT9 7GQ
Proposal Shop sign and projecting sign

- 1 The proposal is contrary to Policy AD1 of Planning Policy Statement 17 Control of outdoor Advertisements in that the proposed development if permitted, would harm the visual amenity, character and appearance of the area by virtue of visual clutter created by a proliferation of existing advertisements along this section of the Lisburn Road.

27

Application Ref Z/2014/1491/F
Applicant Oakletrinty Housing **Agent** McGirr Architects 670 Ravenhill
 Road
 Belfast
 BT6 0BZ
Location 263-287 Beersbridge Road
 Belfast
 BT5 4RS
Proposal Construction of 10no. dwellings with associated car parking and landscaping

- 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.

28

Application Ref Z/2014/1552/F
Applicant Mr J McNulty **Agent** English & Drummond 5 Point Street
 Larne
 BT40 1HY
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))

- 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.

Council Deferred items still under consideration Area :- Belfast

29

Application Ref Z/2014/1579/F

Applicant Victoria College (c/o Colin Tenner) **Agent** Belfast Education and Library Board
2a Cranmore Park
Belfast
BT9 6JA
40 Academy Street
Belfast

Location Richmond Lodge Campus
85 Malone Road
BT9 6SJ

Proposal 1.2m - 3m high fencing to site perimeter boundaries to provide enhanced security.

- 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.