

DEPARTMENT OF THE ENVIRONMENT

PLANNING (NI) ORDER 1991

Applications for Planning Permission presented to Belfast Council

Date of Council Meeting 08-Jan-09



	Applicant Address	Application Ref	DOE Opinion	Location	Proposal
1	Rm Properties Ltd 82A Stranmillis Road, Belfast, BT9 5AD	Z/2006/2691/F	Approval	208-224 Cambrai Street, Belfast. Existing factory unit. BT13 3JH.	Erection of 15 no. townhouses and 21 no. apartments

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2	Mcallister Homes C/O Strategic Planning, 4 Pavilions Office Park, Kinnegar Drive, Holywood, BT18 9JQ	Z/2006/2906/F	Refusal	112-114 Great Victoria Street, Belfast, BT2 7BG	Erection of residential building to include 291 No apartments, associated car parking provision, residents gym and commercial unit at ground floor level.
	<p>This development is unacceptable in that it has not been demonstrated that this proposal is consistent with the principles of quality development in the Regional Development Strategy for Northern Ireland 2025, Planing Policy Statement 1 General Principles and Planning Policy Statement 7 Quality Residential Environments in that it does not pay due regard to the character of the site and the surrounding area.</p> <p>This proposal is unacceptable as it is contrary to Planning Policy Statement 7 Quality Residential Environments specifically Policy QD1 (a), (c) and (g) in that it introduces a significant change in the height, scale, massing and layout at this site resulting in an unsatisfactory development which would be detrimental to visual and residential amenity at this location.</p> <p>The proposal is contrary to PPS7 Policy QD1 in that the development fails to respect the surrounding context and is inappropriate to the character and topography of the site in terms of height, scale, massing, design and appearance of landscaped areas with inadequate provision being made for public and private open space.</p> <p>The proposal is unacceptable as it is contrary to Policy QD1 of PPS7 in that the design and layout would result in an unacceptable adverse impact on existing and proposed properties due to overlooking, overshadowing, lack of privacy and consequent loss of amenity.</p> <p>The proposal is contrary to Policy HS2 of PPS 12 in that it does not provide any social housing as part of the scheme.</p> <p>The proposal is unacceptable as it is contrary to PPS8 in that it provides insufficient provision of usable openspace.</p> <p>The proposal is deemed unacceptable as it is considered to have a detrimental visual impact on the setting of the City of Belfast.</p>				
3	P. Elliott And Co. Century Business Park, Dublin Road, Cavan	Z/2007/0194/F	Approval	101-107 York Street, Belfast, BT15 1AB	Demolition of existing buildings and construction of new 11 storey office building (Amended scheme)
4	Mr B Morgan Glendale Developments, Unit 6, Workwest Enterprise Centre, Glen Road, Belfast, BT11 8BA	Z/2007/1547/F	Approval	Ardmore Avenue, Ballyfinaghy, Finaghy, BT10 OJP	Proposed erection of a new two and a half storey apartment block, which will include 8 no. two bedroom apartments.

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5	Mr F Lunney 56 Upper Malone Gardens, Belfast, BT9	Z/2007/2053/O	Approval	56 Upper Malone Gardens, Malone Upper, Belfast	Erection of dwelling in side garden.
6	Mr S Massey 4 Downshire Road, Belfast, BT6 9JL	Z/2007/2060/F	Approval	173 Ardenlee Avenue, Belfast, BT6 OAE	Change of use from beauty salon to sandwich shop with ancillary seating area (retrospective application)
7	Crystal Bay Ltd. National Buildings, 62-68 High Street, Belfast, BT1 2BE	Z/2007/2128/F	Approval	163-165 Glen Road, Ballydownfine, Andersonstown, BT11 8BS	Erection of 24 no. apartments in 4 blocks and associated site works. (Amended Scheme).
8	Mr & Mrs J & M Cush 88 Downview Park West, Belfast, BT15 5HZ	Z/2007/2483/F	Approval	88 Downview Park West, Low-Wood, Belfast, BT15 5HZ	Alterations to dwelling to include new pitched roof and new 1st floor extension (amended scheme).
9	Rs&J Holdings Ltd C/o Strategic Planning, 4 Pavilions Office Park, Kinnegar Drive, Holywood, BT18 9JQ	Z/2007/2626/F	Approval	320-330 Crumlin Road, Town Parks, Belfast, BT14 7EE	Mixed-use development comprising of residential (232 units) and office/business units (1209 sqm), including the retention of Edenderry Mill.
10	Killultagh Properties Ltd The Linenhall, 32 Linenhall Street, Belfast, BT02 8BG	Z/2007/2706/F	Approval	The Linenhall, 32 Linenhall Street, Belfast, BT2 8BG	Extension of the existing 7th and 8th floor office suites over the existing terrace. (Amended Plans)

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11	Oaklee Housing Association Ltd 37-41 May Street, Belfast, BT1 4DN	Z/2007/2728/RM	Approval	Ashmore Street Hostel, Cupar Way and derelict land at Conway Street, Belfast BT13	Erection of 8no 2-storey dwellings and the extension of Conway Street as an access/service road.
12	Ms A Gilroy Regina Coeli : , 8-10 Lakeglen Avenue, Andersonstown Road, Belfast, BT11 8FE	Z/2007/2900/F	Approval	8-10 Lakeglen Avenue, Falls Road Belfast, BT11 8FE. (Amended Address).	Erection of two-storey 12no. bedroom extension to include common room & store to existing refuge shelter [amended plans received].
13	Mr P Rogers C/O Agent Burnside Design, 41 Dromona Road, Cullybackey, Ballymena, BT42 INT	Z/2007/3041/F	Approval	10 Tates Avenue, Belfast	Two and a half storey extension to rear of dwelling
14	Belfast Education&Library Board 40 Academy Street, Belfast, BT1 2NQ	Z/2008/0114/LB	Consent	Fane Street Primary School, Fane Street, Belfast, BT9	Replacement windows
15	William Ewart Properties Ltd The Linenhall, 32-38 Linenhall Street, Belfast, BT2 8BG	Z/2008/0277/F	Approval	8 Lanyon Place, Belfast, BT1 3LP.	Erection of mixed use development: office use, retail/restaurant use, residential use (104 no. apartments) with associated ancillary space & parking to basement & lower ground levels.

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16	Mr & Mrs Mc Erlane 92 Earlswood Road, Belfast, BT4 3DY	Z/2008/0333/O	Approval	92 Earlswood Road, Strandtown, Belfast, BT04 3DZ	Demolition of existing dwelling and replacement with four semi-detached dwelling houses
17	Mr D Rowan 12 Sandhill Drive, Belfast, BT05 6PQ	Z/2008/0526/F	Refusal	12 Sandhill Drive, Ballyhackamore, Belfast, BT05 6DQ	Erection of 2 apartments in two-storey building
	<p>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 unacceptable damage to the local character and environmental quality of this established residential area by reason of over development resulting in a development that fails to respect the surrounding context and the characteristics of the site in terms of layout, scale, form and design.</p>				
18	Nmc Nursing Homes Ltd C/o Strategic Planning, 4 Pavilions Office Park, Kinnegar Drive, Holywood, BT18 9JQ	Z/2008/0684/F	Approval	The Cloisters, Holy Cross Chapel, 342 Crumlin Road, Belfast	Erection of nursing home and associated car park and landscaping [amended plans].
19	Mr Ad Connery 164 Ballynahinch Road, Dromore, Co. Down, Dromore, BT25 1EA	Z/2008/0731/F	Approval	95-99 Woodstock Road, 52D+52E Mount Street, Belfast	Demolition of complete building and the erection of 6 no. 2 - bedroom apartments, 3 no. 1 bedroom apartments and 2 retail units.
20	Mr J Mcerlean 148 Whitewell Road, Belfast, BT36 7EP	Z/2008/0777/F	Approval	148 Whitewell Road, Green Castle, Newtownabbey, BT36 7EP	Pitched roof dormer to front and flat roof dormer to rear

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21	Mr & Mrs Donal & Anne Macrandal C/o Donal MacRandal Architects, 90 Marlborough Park North, Belfast	Z/2008/0818/F	Approval	90 Marlborough Park North, Belfast, BT9 6HP	Two storey extension to side and rear of dwelling including removal of existing garage
22	Sp Properties C/O BTW Shiells Ltd, Clarence House, 4-10 May Street, Belfast, BT1 4NJ	Z/2008/0833/F	Approval	8-9 Donegall Square West, Town Parks, Belfast, BT01 6JH	Change of use from two separate retail units to one single restaurant unit with associated shop front alterations.
23	Mr J Gibbons C/O Bill McAlister, 34 Ballybarnes Road, Newtownards	Z/2008/0835/F	Approval	97-107 and 92-98 Alliance Avenue, Belfast	Site at 97-107: 3-storey block of 3no retail units with 8no apartments above. Site at 92-98: 3-storey block of 2no retail units with 4no apartments over (further information received).
24	Sp Properties C/O BTW Shields Ltd, Glarence, Belfast, BT1 4NJ	Z/2008/0837/LB	Consent	8/9 Donegall Square West, Belfast	Demolition of walls within building to convert two retail units into one with associated shop front alterations.
25	Lanyon Investments C/o Coogan & Co., Glengall Exchange, 3 Glengall Street, Belfast, BT12 5AB	Z/2008/0889/F	Approval	4 Locksley Drive, Ballyfinaghy, Belfast, BT10 0BH	Demolition of existing units and erection of residential development comprising of 7no units and associated site works.

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26	Barwood Properties C/o John M Palmer RIBA, The Mount Business Centre, 2 Woodstock Link, Belfast, BT6 8DD	Z/2008/0933/F	Approval	69 Ava Avenue, Ballynafoy, Belfast, BT07 3BP	Erection of a new two-storey terrace dwelling to side of existing end terrace.
27	Mr G. Morris 49 Church Road, Newtownbreda, Belfast, BT8 7AL	Z/2008/0954/F	Approval	49 Church Road, Breda, Belfast, BT08 7AL	Erection of two storey side and rear extension to include balcony to bedroom, alterations to facilitate roofspace conversion plus provision of timber decking to rear.
28	Mr & Mrs D Fitzpatrick 71 Osborne Park, Belfast, BT9 6JP	Z/2008/1001/F	Approval	71 Osborne Park, Malone Lower, Belfast, BT09 6JP	Removal of rear garage, rise level of existing rear garden area to match surrounding gardens and carrying out of landscaping to front and rear.
29	Mr J Toland 44 University Street, Belfast, BT7 1HB	Z/2008/1061/LB	Consent	4 College Green, Malone Lower, Belfast, BT07 1LN	Alteration to floor in basement remove floor and reinstate with 13in concrete reinforced with 10mm reinforced bar and make good supporting wall. Tile bathrooms, replace shower screens and repaint house.
30	Messrs R & L Mcconnell C/o L Doherty, 35 Ravensdene Park, Belfast, BT06 ODA	Z/2008/1079/F	Approval	59 Snugville Street, Town Parks, Belfast BT13 1ND	Erection of 2.5-storey apartment block to include 3no apartments and erection of 3no townhouses, plus 1no townhouse with 1no apartment over (amended scheme).
31	Ms A Wojcik Arcadia Group LTD, Store Development, 3rd Floor Colegrave House, 70 Berners Street, London, W1T 3NT	Z/2008/1093/A	Consent	MSU2 Victoria Square, Belfast	3x fascia shop signs, 9x individual 'brand' lettering.

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32	Mr P Toman 2 Coolnasilla Close, Glen Road, Belfast, BT11 8JU	Z/2008/1121/F	Approval	2 Coolnasilla Close, Ballydownfine, Belfast, BT11 8JU	Two-storey extension to side and single-storey extension to rear of dwelling (Amended Scheme).
33	Ms C. Mc Keaveney 5 Ladybrook Gardens, Belfast, BT11 9FD	Z/2008/1185/F	Approval	5 Ladybrook Gardens, Ballymoney, Belfast, BT11 9FD	2 storey rear extension to rear of existing dwelling. (amended drawings)
34	Big Picture Developments C/o RPP Architects Ltd, Clarence Gallery, Linenhall Street, Belfast, BT2 8BG	Z/2008/1200/F	Refusal	Site bounded by Little York Street, Great George Street and Nelson Street, Belfast.	Temporary surface level car park.
	The Department considers that the applicant has not provided sufficient information to establish the acceptability of the proposed development in regard to compliance with Policy AMP 10 of Planning Policy Statement 3 (PPS 3).				
35	Mr & Mrs B Byrne 10 Cyprus Avenue, Belfast	Z/2008/1300/F	Refusal	Site 35m north of 10 Cyprus Avenue, Belfast, BT5	Erection of dwelling and garage.
	The proposal is contrary to Policy BH12 of Planning Policy Statement 6 - Planning, Archaeology, and the Built Heritage, and Policy QD1 of the Department's Planning Policy Statement 7 - Quality Residential Environments in that the proposal, if permitted, would result in overdevelopment of the site due to its inappropriate layout, form, and design causing harm to the character of the Cyprus Avenue Conservation Area and it would set a precedent for further such inappropriate development in the locality.				
36	Ulster Estates Ltd C/O Madill Design Consultants, 80 Purdysburn Hill, Belfast, BT8 8JZ	Z/2008/1322/A	Refusal	Bedford House, 16-22 Bedford Street, Town Parks, Belfast BT2 7FD	Erection of 2no high-level wall-mounted signs.
	The proposal is contrary to Policy BH13 of PPS6 and Linen Conservation Area guidance as it is considered that the high level and internally illuminated signs would detract from the appearance of the conservation area and a number of listed buildings.				

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37 Andras House Ltd C/o Agent M C Logan Architects, 2 Mount Merrion Avenue, Belfast, BT6 OFR	Z/2008/1334/F	Approval	Cordia Lodge, 67 Malone Road, Belfast, BT9 6SB	Change from a four bedroom guesthouse with living accommodation to a nine bedroom guesthouse (retrospective)
38 Oldpark Credit Union 115 Cliftonville Road, Belfast, BT14 6JQ	Z/2008/1363/F	Approval	426 Oldpark Road, Old Park, Belfast, BT14 6QG	Change of use from dwelling to credit union with extension at the rear. (Amended Plans)
39 Floors And More Ltd Unit 1, Balmoral Fruit Market, Balmoral Road, Belfast, BT12 6QB	Z/2008/1458/F	Approval	Unit 1, Balmoral Fruit Market, Balmoral Road, Belfast BT12 6QB	Retrospective part change of use from wholesale to retail warehouse.
40 Oaklee Housing Association C/o Todd Architects, 41-43 Hill Street, Belfast, BT1 2PB	Z/2008/1481/F	Approval	270-272 Falls Road, Ballymurphy, Belfast BT12 6AL	Erection of 10no 2-bedroom apartments in two blocks - 6no apartments located at the front of the site with 4no apartments at the rear, located above car park.
41 Campbell & Slevin C/O Total Architecture, 23 University Street, Belfast	Z/2008/1522/F	Approval	5 Agincourt Avenue, Malone Lower, Belfast, BT07 1QA	Single storey extension and alterations to existing HMO
42 Bmd Developments C/O Robert Gilmour Architects, 2 Laganvale Manor, Stranmillis	Z/2008/1524/F	Approval	2 Castle Drive, Low Wood, Belfast.	Erection of a single dwelling (amended scheme).

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43	Mr J. Coulter 37 Squires Hill Crescent, Belfast, BT14 8RE	Z/2008/1580/F	Approval	37 Squires Hill Crescent, Belfast, BT14 8RE	Erection of dormer window to front and rear of dwelling (Amended plans).
44	Mr E Hamill 66 Clareglen, Belfast, BT14 8LU	Z/2008/1610/F	Approval	66 Clareglen, Old Park, Belfast, BT14 8LU	Erection of two storey extension and dormer windows to rear of dwelling. (amended plans)
45	Board Of Governors - Bunscoil Bheann Mhadagain, Wyndham Drive, Belfast	Z/2008/1654/O	Approval	Lands at Cliftonville Road (adjacent to no. 160 Cliftonville Road), Belfast.	Erection of primary school, nursery unit and playing field.
46	Mr & Mrs Fennell 23 Thornhill Parade, Belfast, BT5 7AT	Z/2008/1663/F	Approval	23 Thornhill Parade, Ballycloghan, Belfast, BT05 7AT	Proposed two storey rear extension.
47	Wimslow No. 1 Partnership 12-56 Royal Avenue, Belfast, BT1 1DD	Z/2008/1666/A	Consent	Castlecourt Shopping Centre, 12-56 Royal Avenue, Belfast	Wall-mounted signage to include 7 x high-level and 5 x fascia-level signs.
48	Mr P Coyle 29 Chatsworth Street, Belfast, BT5 4QL	Z/2008/1686/F	Approval	856 Crumlin Road, Ballysillan Lower, Belfast, BT14 8AE	Replacement three storey building with shop on ground floor and 2no. apartments on 1st and 2nd floors. (Amended Plans)

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49	J C Decaux 15 Kilwee Ind. Estate, Belfast, BT17 0HD	Z/2008/1687/A	Consent	Rear of Castlecourt multi-storey car park, Millfield, Belfast	Erection of wall-mounted, backlit 48-sheet advertising panel.
50	F & M O'Kane 5 Malone View Park, Belfast, BT9 5PN	Z/2008/1699/F	Approval	5 Malone View Park, Belfast, BT9 5PN	Single storey extensions to rear and side of dwelling
51	Mr & Mrs Margaret & Kieran Mulgrew 17 Derryvolgie Avenue, Malone, Belfast, BT9 6NF	Z/2008/1703/F	Approval	28 Myrtlefield Park, Malone Lower, Belfast, BT09 6NF	Erection of a two-storey extension to rear of house and demolition of existing garage and erection of new shed.
52	Messrs M & K Mulgrew 17 Derryvolgie Avenue, Malone, Belfast, BT09 6NF	Z/2008/1713/DCA	Consent	28 Myrtlefield Park, Malone Lower, Belfast, BT09 6NF	Existing garage to be demolished and replaced with new shed.
53	Mrs T Acheson 51 South Parade, Belfast, BT7	Z/2008/1719/F	Approval	51 South Parade, Belfast BT7	Extension above existing two storey return
54	Mr G Lavery C/o Mr. Ronan Downey RIBA, 14 Carolan Road, Rosetta, Belfast, BT7 3HE	Z/2008/1729/F	Approval	76 Upper Newtownards Road, Ballyhackamore, Belfast, BT04 3EN	Proposed alterations to dwelling for conversion into 3 self contained apartments including extension to rear return

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55	Mr C Gillespie 76 Knockvale Park, Belfast, BT5 6HJ	Z/2008/1738/F	Approval	76 Knockvale Park, Knock, Belfast, BT05 6HJ	Demolition of garage and erection of two storey extension to rear
56	Mr G Glenn Knowles 60 Onslow Parade, Belfast, BT6 0AS	Z/2008/1775/F	Approval	60 Onslow Parade, Ballymacnaghy, Belfast, BT06 0AS	Erection of two storey extension to rear of existing dwelling.
57	Mr T Trevor Hollinger C/O Ballantyne Hollinger Ltd, 2 May Avenue, Bangor	Z/2008/1781/F	Approval	21 Kings Drive, Belfast.	Two storey extension to rear of dwelling
58	P & C Collins 25 Upton Park, Belfast, BT10 0LZ	Z/2008/1818/F	Approval	25 Upton Park, Belfast BT10 0LZ	First floor extension to rear of dwelling and roofspace conversion with velux window in side roof elevation and new window in rear elevation
59	Mr D Danny Fox The Living Room Group, Hale Place, Hale, WA15 95X	Z/2008/1829/A	Consent	The Pott House, 1 Hill Street, Belfast.	1 no. projecting sign, 4 no. signage panels & external lighting.
60	Mr & Mrs L'Estrange 56 Rosgoill Park, Belfast, BT11 9QU	Z/2008/1833/F	Approval	56 Rosgoill Park, Ballymoney, Belfast, BT11 9QU	Single-storey extension to side and rear of dwelling.

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61	Mr J Paul 496 Upper Newtownards Road, Belfast, BT04 3HB	Z/2008/1850/F	Approval	49 Woodvale Street, Edenderry, Belfast, BT13 3DB	Two-storey extension and alterations to rear of dwelling (Amended plans).
62	Telefonica O2 (Uk) Ltd 260 Bath Road, Slough, SL1 4DX	Z/2008/1877/F	Approval	Roof of Benedicts Hotel, 7-21 Bradbury Place, Belfast. BT7 1RQ	Three 7 metre steel poles supporting O2 panel type radio antennae
63	Miss J McBride 11 Locksley Parade, Belfast, BT10 OLB	Z/2008/1898/F	Approval	11 Locksley Parade, Belfast, BT10 OEL	Single storey extension to rear of dwelling and roofspace conversion with velux windows to rear elevation
64	Mr G Johnston 135 Holywood Road, Belfast, BT4 3BE	Z/2008/1925/F	Approval	135 Holywood Road, Belfast, BT4 3BE	Retention of ground floor taxi depot base.
65	Mrs G Adams 49 McArthur Court, Belfast, BT04 1BA	Z/2008/1932/F	Approval	49 McArthur Court, Belfast, BT04 1BA.	Erection of two storey extension to gable end of dwelling

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66	Mrs M Austin C/O Agent	Z/2008/1949/O	Refusal	Land to the rear of 12 Upper Lisburn Road, Ballyfinaghy, Finaghy, BT10 0AA	Erection of 2 semi-detached dwellings.
	<p>The proposal is contrary to Policy QD 1 of Planning Policy Statement 7 "Quality Residential Environments" and associated guidance in that it would, if permitted, result in overdevelopment of the site, which is too restricted to permit the erection of dwellings of reasonable design and dimensions and with adequate amenity space. The proposal would result in development which is out of character with the surrounding townscape, in terms of built form and urban grain, which would create a precedent for further inappropriate development in the area. The proposal would harm the living conditions of adjacent residents by reason of loss of privacy and visual dominance.</p> <p>The proposed development is contrary to Policy AMP 2, Access to Public Roads, of Planning Policy Statement 3 (PPS 3 Revised Feb 2005) Access, Movement and Parking and would, if permitted, prejudice the safety and convenience of road users since the restricted width of the existing access renders it unsatisfactory for increased use.</p> <p>The applicant has failed to demonstrate that vehicles attracted to both the existing dwelling and the proposed development can park and turn safely, taking into account the Supplementary Planning Guidance document "Creating Places – Achieving Quality in Residential Developments", published to accompany Planning Policy Statement 7 (PPS 7) Quality Residential Developments.</p>				
67	Ms M Maxwell 28 Osborne Gardens, Belfast, BT9 6LF	Z/2008/1952/F	Approval	28 Osborne Gardens, Malone, Belfast, BT9 6LF	Front porch and single-storey rear extension to dwelling.
68	Ms S Crowther Flat 3, 8 Wellington Park, Belfast, BT9 6DJ	Z/2008/1955/F	Approval	Flat 3, 8 Wellington Park, Belfast, BT9 6DJ	2 no. new velux rooflights in rear roof elevation and internal alterations to flat
69	Ms S Crowther 8 Wellington Park, Belfast, BT09 6DJ	Z/2008/1956/LB	Consent	Flat 3, 8 Wellington Park, Belfast, BT9 6DJ	2 no. new velux rooflights in rear roof elevation and internal alterations to flat

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70	Mr D Marshall 35 Knockbreda Road, Belfast, BT6 0JD	Z/2008/1973/F	Approval	35 Knockbreda Road, Belfast, BT6 0JD	Detached garage to rear of dwelling
71	Tully And Sons Limited C/O Agent	Z/2008/2028/F	Approval	29-31 Beechmount Avenue, Ballymurphy, Belfast BT12 7NA	Construction of ground floor retail unit including external changes (amendments to previously approved application Z/2004/2580/F).
72	Mr & Mrs T & J Garnham 166 Abbey Park, Belfast, BT05 7RU	Z/2008/2032/F	Approval	166 Abbey Park, Tullycarnet, Belfast, BT05 7RU	Rear single storey extension to dwelling.
73	Agri Food And Bioscience Inst. Insect Zoology Building, Newforge Lane, Belfast, BT9 5PX	Z/2008/2033/F	Approval	Agri food and Bioscience Institute, Insect Zoology Building, Newforge Lane, Belfast, BT9 5PX	Demolition of existing greenhouse attached to insectory and replacement preparation area associated with insectory
74	Ms L Moody 37 Cranmore Park, Belfast, BT9 6JF	Z/2008/2036/F	Approval	37 Cranmore Park, Malone Lower, Belfast, BT09 6JF	Erection of 2 storey extension to rear of dwelling.
75	Ms Moody 37 Granmore Park, Belfast, BT9 6JF	Z/2008/2037/DCA	Consent	37 Cranmore Park, Malone Lower, Belfast, BT09 6JF	Demolition of existing garage and removal of rear bay window to facilitate new extension to side and rear of existing property.

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76	Mr & Mrs Millar 60 Cherryvalley Park, Belfast, BT5 6PN	Z/2008/2058/F	Approval	60 Cherryvalley Park, Belfast, BT5 6PN	Two storey extension to side and rear of dwelling and roofspace conversion with velux windows and dormer to side elevation
77	Mr P. Young C/o Agent	Z/2008/2060/F	Refusal	Land to the rear of 187 Ballygomartin Road, Belfast, BT13 3NA	Detached 2 storey dwelling with off street parking.
	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 unacceptable damage to the local character and residential amenity of the area by reason of over development of the site which creates a cramped form of development, does not respect the established building line and provides inadequate private amenity space.				
78	Ovolo Ltd C/o Agent	Z/2008/2068/A	Refusal	4-6 Clarence Street West, Belfast BT2 7GP	Two rooftop signs and fascia-level entrance signage.
	The proposal is contrary to Policy BH13 of PPS6 and Linen Conservation Area guidance as it is considered that the high level and internally illuminated signs would detract from the appearance of the conservation area and a number of listed buildings.				
79	Miss L Lyttle C/O Agent	Z/2008/2079/F	Refusal	546 Antrim Road, Belfast BT15 5GS	Demolition of existing 2No. apartments and erection of 4No. apartments with in-curtilage parking and widening of existing access.
	The proposed development is contrary to Policy QD1 of the Department's Planning Policy Statement 7: Quality Residential Environments and Creating Places in that it would if permitted, result in overdevelopment, poor amenity for prospective residents, and be out of keeping with the local context by virtue of inappropriate nature, and inadequate quantity of amenity space.				
80	Mr C Donaldson 32 Marlborough Park North, Belfast, BT9 6HJ	Z/2008/2093/F	Approval	68-72 Great Victoria Street, Belfast BT2 7BD	First floor change of use from restaurant to office accommodation & second floor change of use from retail to office accommodation.

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81	Mr M Henderson 14 Lyndhurst Path, Belfast, BT13 3XY	Z/2008/2097/F	Approval	256 Shankill Road, Town Parks, Belfast BT13 2BL	Change of use from shop to hot food carry out on ground floor and restaurant on first floor.
82	Mr S Martin C/o Mrs A. Martin, 8 Ashton Avenue, Belfast, BT10 OJR	Z/2008/2099/F	Approval	8 Ashton Avenue, Ballyfinaghy, Belfast, BT10 OJR	Single storey extension to rear
83	Mr P Smyth 46 Ballygasson Road, Armagh, BT61 8DS	Z/2008/2104/F	Approval	7 Larkstone Street, Belfast, BT9 7HP	Rear dormer, first floor rear roof terrace and rear boundary alterations to dwelling (Retrospective).
84	W R Wilson 194 Upper Malone Road, Belfast, BT17 9JZ	Z/2008/2108/F	Approval	194 Upper Malone Road, BT17 9JZ.	Upper floor extension with two bedrooms including single storey extension to part of ground floor.
85	Caroline Kieran & Phillip Maguire 5 Knockbreda Park, Belfast, BT6 OHB	Z/2008/2118/F	Approval	5 Knockbreda Park, Belfast BT6 OHB	Extension & alterations to existing dwelling
86	Queens University Belfast Estates Department, Admin Building, Belfast, BT7 1NN	Z/2008/2122/F	Approval	David Keir Building, Stranmillis Road, Belfast, BT9 5AG	Proposed single storey roof top extension to the David Keir Building for educational purposes.

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87	Mr P Caughey 85 Cavehill Road, Belfast, BT15	Z/2008/2124/F	Approval	Land to the West of 67 Rosemount Gardens, Skegoneill, Belfast BT15 5AG	Retrospective change of use from domestic garage with playroom over to 2-storey dwelling house.
88	Annadale Nursing Home 11 Annadale Avenue, Belfast, BT7 3JH	Z/2008/2127/LB	Consent	11 Annadale Avenue, Galwally, Belfast, BT07 3JH	Minor extension and alterations to rear of existing nursing home to provide additional assisted WC and wheelchair store.
89	Annadale Nursing Home 11 Annadale Avenue, Belfast, BT7 3JH	Z/2008/2128/F	Approval	11 Annadale Avenue, Galwally, Belfast, BT07 3JH	Minor extension and alterations to rear of existing nursing home to provide additional assisted WC and wheelchair store.
90	Mr & Mrs Stewart C/o Sutherland Architects Ltd, 10 Cleaver Park, Malone Road, Belfast, BT9 5HX	Z/2008/2131/F	Approval	154 Sicily Park, Belfast, BT10 0AQ	Single storey extension and new replacement detached garage to rear of dwelling
91	Mr B White 3 Glenview Crescent, Belfast, BT5 7LX	Z/2008/2141/F	Approval	12 Clara Avenue, Ballyhackamore, Belfast, BT05 5ER	2 storey rear extension to dwelling to provide extra space to kitchen & bathroom.

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92 Healy Brothers 112 Andersonstown Road, Belfast, BT11 9BX	Z/2008/2143/F	Refusal	2 Owenvarragh Park, Ballydownfine, Belfast, BT11 9BD	Change of use from dwelling to funeral directors office (including a main office area, waiting area, restroom and staff accommodation)
<p>The proposed development is contrary to the Office Development Strategy and Policy 04 of the Belfast Urban Area Plan 2001 and DGN 11 Control of offices in that it would, if permitted, result in the loss of good housing stock suitable for single family accommodation and would be incompatible with the residential character of the area. It would also create an undesirable precedent for further office development thereby causing further harm to the character of the area and resulting in the loss of further good housing stock. □</p> <p>The proposal is contrary to Policy AMP 7 of Planning Policy Statement 3 as the applicant has failed to demonstrate an acceptable arrangement for safely accommodating the parking of vehicles that would be attracted to the site.□□</p>				
93 Mr M Mccurry 8 Osbourne Gardens, Belfast, BT09 6EL	Z/2008/2144/F	Approval	44 Kings Road, Ballycloghan, Belfast, BT05 6JJ	Kitchen extension into rear yard and into existing garage.
94 Tesco Stores Ltd C/o Agent	Z/2008/2157/F	Approval	307 317, Ormeau Road, Ballynafoy, Belfast, BT07 3GL	Ground floor elevational changes to corner retail unit previously approved under Z/2005/1537
95 Belfast Health & Social Care Trust Musgrave Park Hospital, Stockmans Lane, Belfast	Z/2008/2162/F	Approval	Musgrave Park Hospital, Stockmans Lane, Belfast	Provision of new link corridor
96 Signet Trading Ltd Hunters Road, Birmingham, B19 1DS	Z/2008/2163/LB	Consent	Ernest Jones, 33 Donegal Place, Queens Arade, Belfast, BT1 5AD	Internal works to first floor including the removal of existing studwork partitions and suspending ceilings, new studwork partitions, floor and wall finishes to provide staff facilities.

	Applicant Address	Application Ref	DOE Opinion	Location	Proposal
97	Mr Hull C/O Agent	Z/2008/2168/F	Approval	Land adjacent to 1 Shangarry Park, Ballyaghagan, Belfast, BT14 8JD	Erection of two-storey dwelling in existing garden.
98	Mr & Mrs T Marshall 226 Connsbrook Avenue, Belfast, BT4 1JZ	Z/2008/2173/F	Approval	226 Connsbrook Avenue, Strandtown, Belfast, BT04 1JZ	Construction of single storey garage extension to gable of existing dwelling.
99	Outsource Architecture C/o Agent	Z/2008/2181/F	Approval	14 Knockbreda Drive, Galwally, Belfast, BT06 0HJ	Retrospective application for single storey extension to rear of dwelling - amendment to previous approval Z/2006/0221
100	Mr F Martin 4 Broughton Park, Ravenhill Road, Belfast, BT6 0BD	Z/2008/2187/F	Approval	4 Broughton Park, Ballynafoy, Belfast, BT06 0BD	Erection of a two-storey extension to dwelling and internal alterations
101	P Mckenna C/o Agent	Z/2008/2190/F	Approval	38 Raby Street, Ballynafoy, Belfast, BT07 2GY	Proposed new kitchen layout and pitched roof over single storey rear return.
102	Mr & Mrs D Mcgranaghan 73 Royal Lodge Road, Belfast	Z/2008/2191/F	Approval	20 Newforge Lane, Upper Malone, Belfast	Amendment to previous approval Z/2007/2228/F to include revised attic layout and additional rear dormer roof terrace.

	Applicant Address	Application Ref	DOE Opinion	Location	Proposal
103	Tesco Stores Limited C/o Agent	Z/2008/2193/A	Consent	307-317 Ormeau Road, Belfast, BT7 3GL	Erection of Tesco signage including externally illuminated projecting wooden swing sign, externally illuminated fascia sign and vinyl graphics on window display.
104	New Life Counselling 25 Ardoyne Road, Belfast, BT14 7HX	Z/2008/2194/F	Approval	25 Ardoyne Road, Edenderry, Belfast, BT14 7HX	Provision of new pitched roof over entire building and first floor extension to rear of premises.
105	Mr J Hawthorne 41 Kingsdale Park, Belfast, BT5 7BZ	Z/2008/2198/F	Approval	41 Kingsdale Park, Ballycloghan, Belfast, BT05 7BZ	Single storey extension to rear of dwelling.
106	Mccullagh & Mcgrath C/o Agent	Z/2008/2200/F	Approval	699-707 Antrim Road, Low-Wood, Belfast, BT15 4EH	Extension to ground floor apartment and provision of rooflights to additional bedroom in 1st floor apartment (amendment to approved 2no. apartments to development at 699 Antrim Road Z/2007/1915)
107	Mr S Trimble 10 Evelyn Gardens, Belfast, BT15 5DA	Z/2008/2203/F	Refusal	10 Evelyn Gardens, Skegoneill, Belfast, BT15 5DA	Demolition of existing domestic garage and construction of new 3 storey apartment block to accomodate 6no two bedroom apartments

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 unacceptable damage to the local character, residential amenity and environmental quality of this established residential area by reason of over development resulting in: - A development that fails to respect the surrounding context and the characteristics of the site in terms of layout, scale, form and design. - Inadequate provision of private amenity space for prospective residents. - Unacceptable adverse impacts on existing properties due to overlooking and loss of privacy, which would fail to create a quality and sustainable residential environment.□

	Applicant Address	Application Ref	DOE Opinion	Location	Proposal
108	Mr J Montgomery 13 Knock Grove, Belfast, BT5 6GF	Z/2008/2208/F	Approval	13 Knock Grove, Belfast, BT5 6GF	Single storey extension to rear of dwelling
109	Helen Groth Primesight Ltd Charlotte House, 14 Windmill Street, London, W1T 2DY	Z/2008/2210/A	Consent	323 Beersbridge Road, Belfast BT5 5DY	2 No. single sided advertising display units.
110	Clear Channel N.I Ltd Channel Commercial Park Queens Road, Belfast, BT3 9DT	Z/2008/2218/A	Refusal	Car Park at junction Albertbridge Road & Connswaterlink Belfast	One free Standing 48 sheet prismatic display unit
111	Mr M Turner 38 St. Meryl Park, Belfast, BT11 8FY	Z/2008/2219/F	Approval	38 St Meryl Park, Ballydownfine, Belfast, BT11 8FY	Single-storey extension to rear of dwelling.
112	Mr J Mc Keown 6 Kelvin Parade, Belfast, BT14 6NB	Z/2008/2226/F	Approval	6 Kelvin Parade, Old Park, Belfast, BT14 6NB	Single storey extension with associated access ramp to the rear of dwelling
113	Turnus Ltd 3rd Floor, 10 Cromac Place, The Gasworks, Belfast, BT7 2JB	Z/2008/2229/A	Temporary Approval	Lands to the rear of St Anne's Cathedral bound by Exchange St West, Talbot St and Dunbar Link (St Anne's Square)	Retention of 4 no. advertising hoardings.

Temporary consent - 1 year.

	Applicant Address	Application Ref	DOE Opinion	Location	Proposal
114	Mrs C Grogan 29 Westland Road, Belfast	Z/2008/2230/F	Approval	29 Westland Road, Old Park, Belfast, BT14 6NH	Single-storey extension to rear of dwelling.
115	Mr & Mrs H Mcdade 18 Shrewsbury Park, Belfast, BT9 6PN	Z/2008/2231/F	Approval	18 Shrewsbury Park, Malone Upper, Belfast, BT09 6PN	Single & two storey extension to side of dwelling incorporating existing garage, with additional internal alterations
116	North & West Housing 17 - 20 Magazine Street, Londonderry, BT48 6HH	Z/2008/2243/F	Approval	Travellers Site, Monagh By-Pass/Springfield Road, Belfast, BT12	Amendments to previous approval Z/2007/0705/F - change of house type from 5P3B Type 2, to 7P4B Type 2 - Site nos 14, 15, 16, 17 & 18; change of roof design from mono-pitch to pitched - site nos 1 - 8; and revised retaining walls. (amended description)
117	Mr & Mrs Mccaughey 17 Rosetta Avenue, Belfast, BT7 3HG	Z/2008/2245/F	Approval	17 Rosetta Avenue, Belfast, BT7 3HG	Single storey extension to side and rear of dwelling
118	Ms A Paul 78 Joanmount Park, Belfast, BT14 6PG	Z/2008/2248/F	Approval	78 Joanmount Park, Belfast BT14 6PG	Two-storey extension to rear of dwelling with bay window to the front.
119	Mr & Mrs Hatfield 27 Knockhill Park, Belfast, BT5 6HY	Z/2008/2251/F	Approval	27 Knockhill Park, Ballycloghan, Belfast, BT05 6HY	Single storey extension to side/rear of existing dwelling comprising of kitchen utility store, living.

	Applicant Address	Application Ref	DOE Opinion	Location	Proposal
120	Department Of Social Development NBCAU, 4th Floor, Enterprise House, 55-59 Adelaide Street, Belfast, BT02 8FE	Z/2008/2256/F	Approval	Crumlin Road Gaol, Crumlin Road, Belfast BT14 6AD	Construction of temporary office accommodation building (33x12m) to the North of "A" Wing to accommodate DSD staff during a refurbishment programme to the main listed structure.
	Temporary permission - 5 years.				
121	Mr H Weir 10 Abbey Dale Drive, Belfast	Z/2008/2257/F	Approval	10 Abbey Dale Drive, Ballysillan Lower, Belfast, BT14 7HL	Two-storey extension to rear of existing dwelling and new single-storey garage.
122	A Mclean Bookmakers 404, Lisburn Road, Belfast, BT9 6GN	Z/2008/2262/F	Approval	30 Castlereagh Road, Belfast BT5 4NH	Form new shop frontage to side and front elevations
123	Mcalister Holdings Ltd C/o Agent	Z/2008/2263/A	Temporary Approval	112-114 Great Victoria Street, BT2 7BG	Renewal of temporary free-standing sign.
	Temporary consent - 1 year.				
124	Department Of Social Development NBCAU, 4th Floor, Enterprise House, 55-59 Adelaide Street, Belfast, BT02 8FE	Z/2008/2265/LB	Consent	Crumlin Road Gaol, Crumlin Road, Belfast BT14 6AD	Construction of temporary office accommodation building (33x12m) to the North of "A" Wing to accommodate DSD staff during a refurbishment programme to the main listed structure.

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125	Ms S Ball 467 Upper Newtownards Road, Belfast, BT4 3 LJ	Z/2008/2267/F	Approval	467 Upper Newtownards Road, Belfast, BT4 3LJ	Single storey extension to rear
126	Ms C Harper 19 Elsmere Park, Belfast, BT5 7QZ	Z/2008/2269/F	Approval	4 Sandbrook Park, Strandtown, Belfast, BT04 1NL	Single storey and 2 storey extensions to rear of dwelling to facilitate NIHE Improvement Grant
127	Messrs S&D Reid & Magill 51 Myrtlefield Park, Belfast, BT9 6NF	Z/2008/2274/F	Approval	51 Myrtlefield Park, Belfast, BT9 6NF	Single storey extension to rear of dwelling
128	Mr & Mrs P Watson 102 Knocknagoney Park, Belfast, BT24 2PU	Z/2008/2275/F	Approval	102 Knocknagoney Park, Belfast, BT4 2PU	Two storey extension to rear and single storey extension to side of dwelling
129	Belb C/o Patricia Mellon, 40 Academy Street, Belfast, BT1 2NQ	Z/2008/2278/F	Approval	Old Park Nursery School, Sylvan Street, Belfast, BT14 6GN	Installation of anti-vandal storage unit 2.4m x 6m
130	Mr D T Bell 18 Thornhill Park, Belfast, BT5 7AR	Z/2008/2292/F	Approval	18 Thornhill Park, Belfast BT5 7AR	Extension to side of existing house.

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131	Mr D Palmer 28 Sydenham Gardens, Belfast, BT4 1PY	Z/2008/2295/F	Approval	28 Sydenham Gardens, Belfast BT4 1PY	Single storey rear extension to dwelling.
132	Mr S Draffin BTW Shiells, Clarence House, 4/10 May Street, Belfast, BT1 4NJ	Z/2008/2296/A	Refusal	Site at Stewart Street, East Bridge Street & Railway, Belfast	Board, banner & information signage to single-level car park.
	The proposed signage is contrary to Policy AD1 of PPS17 in that the sheer number of signs means that the proposal does not respect the amenity of adjacent residents at Friendly Street.				
133	Mr M Brown 11 North Green, Belfast, BT11 8JE	Z/2008/2301/F	Approval	11 North Green, Ballydownfine, Belfast, BT11 8JE	Single storey extension to rear of dwelling and associated works.
134	Ms K Keenan 41 Mountainview Gardens, Belfast, BT14 7GU	Z/2008/2302/F	Refusal	41 Mountainview Gardens, Edenderry, Belfast, BT14 7GU	Erection of dormer window to the rear of dwelling.
	The proposal is contrary to policy EXT1 of the Addendum to Planning Policy Statement 7 Residential Extensions and Alterations in that the proposal results in an unacceptable alteration to the existing roof form which is visually obtrusive and the size of the proposal will also be detrimental to the appearance of the dwelling. The development is out of character with the streetscape and sets an undesirable precedent for similar extensions which would be to the further detriment of the character of the area.				
135	Mr S Clarke 86 Ladybrook Park, Finaghy, Belfast, BT11 9EN	Z/2008/2319/F	Approval	86 Ladybrook Park, Finaghy, Belfast, BT11 9EN	Single-storey extension to rear of dwelling.

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136	Mr & Mrs E Mcglinchey 25 Knightsbridge Manor, Belfast, BT9 5ET	Z/2008/2333/F	Approval	25 Knightsbridge Manor, Belfast, BT9 5ET	Single storey extension to side of dwelling, conversion of integral garage to living accommodation and internal alterations
137	Mr J Walsh 47 Ladybrook Crescent, Belfast, BT11 9ET	Z/2008/2336/F	Approval	47 Ladybrook Crescent, Belfast, BT11 9ET	Single-storey extension to rear of dwelling.
138	Mr A Williamson 35 Malone Meadows, Belfast, BT09 5BG	Z/2008/2340/F	Refusal	35 Malone Meadows, Malone Upper, Belfast, BT09 5BG	Two storey extension to dwelling.
139	Mr A Mcmorran 38 Downview Park West, Belfast, BT15 5HP	Z/2008/2341/F	Approval	38 Downview Park West, Belfast BT15 5HP	Two storey extension to rear and single storey extension to side of existing dwelling.
140	Clear Channel Ni Ltd Unit 2, Channel Commercial Park, Queens Road, Belfast, BT3 9DT	Z/2008/2344/A	Consent	Castlereagh Road at 278, on wall	Wall mounted, 1.8mx1.2m, 2no signs
141	Mr W J Doherty 27 Clandeboye Gardens, Belfast, BT05 4PE	Z/2008/2345/F	Approval	27 Clandeboye Gardens, Ballymacarret, Belfast, BT05 4PE	Erection of single storey rear extension and associated works.

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142	Newington Housing Assoc. 300-302 Limestone Road, Belfast, BT15 3AR	Z/2008/2347/F	Approval	4 Lepper Street, Belfast BT15 2FH	Single-storey extension to side of dwelling.
143	Mrs A Saied 21 Graymount Park, Newtownabbey, BT36 7DT	Z/2008/2348/F	Approval	21 Graymount Park, Newtownabbey, BT36 7DT	Two-storey extension to rear of dwelling.
144	Mr C Butler 10 Northwood Parade, Belfast, BT15 3QH	Z/2008/2349/F	Approval	10 Northwood Parade, Belfast, BT15 3QH	Erection of first floor extension and single-storey extension to rear of dwelling.
145	Turnus Ltd C/O Agent	Z/2008/2352/A	Consent	The Ramada Encore Hotel, Lands bound by Talbot Street and Dunbar Link, Belfast, BT1 2LN	Erection of 8 signs.
146	Ms M Mcknight 24 Garnerville Park, Belfast, BT4 2NY	Z/2008/2354/F	Approval	24 Garnerville Park, Belfast, BT4 2NY	Single storey extension to rear of dwelling
147	Charles Hurst Ltd 62 Boucher Road, Belfast, BT12 6LR	Z/2008/2365/A	Consent	51-55 Sydenham Road, Belfast, BT03 9DJ	Relocation of existing sign on rear elevation of building.

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148	Ms J O' Grady 80 Harcourt Drive, Belfast, BT14	Z/2008/2369/F	Approval	80 Harcourt Drive, Belfast, BT14	Single-storey extension to rear of dwelling.
149	Co-Op Pharmacy Sandbrook Park, Rochdale, Manchester, OS11 1LA	Z/2008/2372/A	Consent	Co-op Pharmacy, 125 Newtownards Road, Belfast, BT4 1AB	Internally illuminated fascia sign and projecting sign
150	Praxis Care 25/31 Lisburn Road, Belfast, BT9 7AA	Z/2008/2431/F	Approval	19 Lisburn Road, Belfast, BT9 7AA	Amendment to planning approval reference - Z/2007/2134/F to include additional wrap-around velux window to the rear