

## PLANNING COMMITTEE – 12 AUGUST 2025

### APPEALS NOTIFIED

### COUNCIL: BELFAST

ITEM NO	1	PAC REF	2025/A0027
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PLANNING REF:	LA04/2024/1916/F
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APPLICANT:	Mr Dominic Gallagher
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LOCATION:	60 Fitzroy Avenue, Belfast, BT7 1HX
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PROPOSAL:	Change of use to short term holiday letting accommodation (retrospective)
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PROCEDURE:	
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ITEM NO	2	PAC REF	2025/A0028
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PLANNING REF:	LA04/2024/0036/F
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APPLICANT:	Mr Ricardo Manso
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LOCATION:	Flat 1a, 438 Antrim Road, Belfast, BT15 5GB
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PROPOSAL:	Retention of change of use from residential apartment to short term let accommodation
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PROCEDURE:	
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ITEM NO	3	PAC REF	2025/A0034
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PLANNING REF:	LA04/2024/1163/F
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APPLICANT:	Ms Anna Krzesinka
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LOCATION:	Apartment 13, Winter Gardens, 34 Alfred Street, Belfast, BT2 8EP
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PROPOSAL:	Retrospective change of use from dwelling (apartment) to short term let
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PROCEDURE:	
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## APPEALS NOTIFIED (CONTINUED)

ITEM NO	4	PAC REF	2025/A0037
PLANNING REF:	LA04/2023/4154/F		
APPLICANT:	DJLM Properties Ltd		
LOCATION:	35 Rathcool Street, Belfast, BT2 8EP		
PROPOSAL:	Retrospective change of use from residential dwelling (Class C1) to short term let accommodation (sui generis)		
PROCEDURE:			
ITEM NO	5	PAC REF	2025/E0027
PLANNING REF:	LA04/2022/0401/CA		
APPLICANT:	Shannon Cunningham		
LOCATION:	Land at 177 Joanmount Gardens, Belfast, BT14 6NZ		
PROPOSAL:	Alleged unauthorised change of use of 177 Joanmount Gardens, Old Park, Belfast, BT14 6NZ from Class C1: Dwelling house to no class specified: short term let – The Planning (Use Classes) Order (NI) 2015 without the benefit of planning permission		
PROCEDURE:			
ITEM NO	6	PAC REF	2025/E0029
PLANNING REF:	LA04/2022/0307/CA		
APPLICANT:	Eden Roc Ltd		
LOCATION:	Land at Kilpoole 151 and 153 Belmont Church Road, Strandtown, Belfast, BT4 2DA		
PROPOSAL:	Alleged erection of unauthorised site hoarding and vehicular access gates without the benefit of planning permission or Permitted Development as detailed in The Planning (GPD) Order (NI) 2015		
PROCEDURE:			

ITEM NO	7	PAC REF	2025/A0043
PLANNING REF:	LA04/2024/0981/F		
APPLICANT:	Mr Matthew Sims		
LOCATION:	18 Ashburne Place, Belfast, BT7 1SE		
PROPOSAL:	Retrospective change of use from a residential dwelling (Class C1) to short-term let accommodation (sui-generis). Appeal against condition 2: The short term let accommodation hereby permitted may not operate unless the bedroom as annotated on Drawing 02a is occupied by a person as their primary, permanent residence. For the avoidance of doubt the bedroom/s shall not be occupied as a second home or short term let accommodation. The Owner will supply to the Council (within 14 days of the Council's written request to do so) such information as the Council may reasonably require in order to determine whether this condition is being complied with		
PROCEDURE:			

### **APPEAL DECISIONS NOTIFIED**

ITEM NO	1	PAC REF:	2024/E0050
PLANNING REF:	LA04/2024/0226/CA		
RESULT OF APPEAL:	Upheld – Enforcement Notice Quashed		
APPLICANT:	Mr Alan Wardle		
LOCATION:	Land at 70 Upper Cavehill Road, Ballyaghagan, Belfast, BT15 5FB		
PROPOSAL:	Alleged erection of an unauthorised storage container, without the benefit of planning permission		

ITEM NO	2	PAC REF:	2024/E0047 and 2024/E0048
PLANNING REF:	LA04/2021/0201/CA (EN02) and LA04/2021/0202/CA (EN02)		
RESULT OF APPEAL:	Enforcement Notices Quashed		
APPLICANT:	Mr Glenn Leech		
LOCATION:	Land at 7 Laganview Court, Belfast, Co Down, BT5 4AR and Land at 23 Laganview Court, Belfast, BT5 4AR		

PROPOSAL: Alleged unauthorised change of use of 7 Laganview Court, Belfast from Class C1: Dwelling houses to No Class specified: short term let accommodation - The Planning (Use Classes) Order (Northern Ireland) 2015 - and Mr Glenn Leech Alleged unauthorised change of use of 23 Laganview Court, Belfast from Class C1: Dwelling houses to No class specified: short term let accommodation - The Planning (Use Classes) Order (NI) 2015

ITEM NO 3 PAC REF: 2025/E0010

PLANNING REF: LA04/2022/0223/CA

RESULT OF APPEAL: WITHDRAWN

APPLICANT: Conway Estates Ltd

LOCATION: Land or premises at 11-19 Corporation Street (accessed from Tomb Street), Belfast, BT1 3AS

PROPOSAL: Alleged unauthorised change of use of vacant land for a car park extension (sui generis - The Planning (Use Classes) Order (NI) 2015 without the benefit of planning permission

ITEM NO 4 PAC REF: 2025/A0012

PLANNING REF: LA04/2024/0966/F

RESULT OF APPEAL: WITHDRAWN

APPLICANT: Mr S Love

LOCATION: 28 Dunvegan Street, Belfast, BT6 8GE

PROPOSAL: Retrospective: Change of use from 3-bedroom residential dwelling (C1) to short-term let (Sui Generis)

ITEM NO 5 PAC REF: 2024/A0137

PLANNING REF: LA04/2024/1020/F

RESULT OF APPEAL: ALLOWED

APPLICANT: Mr Robert McGlone

LOCATION: 6 Paxton Street, Belfast

PROPOSAL: Proposed change of use from dwelling (C1) to 3 bedroom HMO (Sui generis) including partial demolition of existing rear extension to create new flat roof, fenestration changes and new roof light window to front

ITEM NO	6	PAC REF:	2024/A0118
PLANNING REF:	LA04/2023/2297/F		
RESULT OF APPEAL:	ALLOWED		
APPLICANT:	Cornerstone UK		
LOCATION:	On footpath adjacent to Wandsworth Drive, c.27m east of No 186 Belmont Road, Belfast, BT4 2AD		
PROPOSAL:	17.5m telecommunications column with 6 No antennae, 3 No RRU's, 2 No radio dishes and 1 No equipment cabinet and associated ancillary works		
ITEM NO	7	PAC REF:	2024/A0070
PLANNING REF:	LA04/2023/3171/A		
RESULT OF APPEAL:	DISMISSED		
APPLICANT:	Mr Damien Scullion		
LOCATION:	103-105 Castle Street, Belfast, BT1 1GJ		
PROPOSAL:	Retrospective LED Digital Advertisement		
ITEM NO	8	PAC REF:	2025/A0002
PLANNING REF:	LA04/2023/3838/F		
RESULT OF APPEAL:	DISMISSED		
APPLICANT:	Ms Shuhan Yang		
LOCATION:	215a Templemore Avenue, Belfast, BT5 4FS		
PROPOSAL:	Retrospective: Change of use from one bedroom residential apartment to one-bedroom short term holiday let accommodation		