

## PLANNING COMMITTEE – 11 NOVEMBER 2025

### APPEALS NOTIFIED

#### COUNCIL: BELFAST

ITEM NO	1	PAC REF	2025/A0081
PLANNING REF:	LA04/2024/1466/F		
APPLICANT:	Hanrose Ltd		
LOCATION:	41 Rosetta Road, Belfast, BT6 0LR		
PROPOSAL:	Ground floor extension and alterations to provide 1 No retail unit. Two storey rear extension. Rear dormer. Change of use of first and second floor level and part of ground floor level to 6 bed/6 person HMO		
PROCEDURE:			

### APPEAL DECISIONS NOTIFIED

ITEM NO	1	PAC REF:	2025/A0026
PLANNING REF:	LA04/2024/0086/F		
RESULT OF APPEAL:	ALLOWED		
APPLICANT:	Mr Venugopal Bhaskaran		
LOCATION:	Apartment 3, 1 Utility Street, Belfast, BT12 5JS		
PROPOSAL:	Retrospective application for the conversion of a flat to short term let accommodation		

ITEM NO	2	PAC REF:	2025/E0032
PLANNING REF:	LA04/2025/0324/CA		
RESULT OF APPEAL:	WITHDRAWN		
APPLICANT:	Mr Paul Kennedy		
LOCATION:	Land to the rear of The National, 62 High Street, Belfast, BT1 2BE		
PROPOSAL:	Alleged unauthorised change of use of the land to provide an extension to a beer garden incorporating the following elements: Enclosed walkway entrance; Tent Structure; All associated fixtures and fittings associated with the beer garden; Hot food take-away cabin with a serving hatch to Skipper Street; Steel boundary with wooden covering (incorporating access gates and windows) adjacent to Skipper Street; Shipping Container for storage, Shipping Container acting as a bar; boundary fencing in excess of 2m in height; Beer Keg storage area; bin storage area		

### **APPEAL DECISIONS (CONTINUED)**

ITEM NO	3	PAC REF:	2025/A0038
PLANNING REF:	LA04/2023/4460/F		
RESULT OF APPEAL:	ALLOWED		
APPLICANT:	Mr Andrew McFarland		
LOCATION:	51 Silverstream Gardens, Belfast, BT14 8GS		
PROPOSAL:	Retrospective: Change of use from residential dwelling (Class C1) to short-term let (Sui Generis)		