



## Board Direction

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**Ref: 29S.213391**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22<sup>nd</sup> March, 2006.

The Board decided to refuse permission generally in accordance with the following draft reasons and considerations:

1. Having regard to the limited separation of the taller elements of the proposed development from adjoining property, that is, Court Apartments and Gardner House, it is considered that the proposed development would result in a form of development which would seriously injure the residential amenities of Court Apartments and the amenities of future occupants of the apartments in the proposed development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed development, because of its height, scale, mass and extent on Lad Lane, would seriously injure the amenities of property on Lad Lane by reason of overshadowing and overbearing impact.

3. It is considered that the proposed development, by reason of the high number of single aspect apartments and the number of apartments lacking private amenity space, would seriously injure the residential amenities of future occupants and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board, while accepting the principle of a high density development at this location, noted the Inspector's concerns regarding the impact of the development as proposed on adjoining property but considered that her recommendation, particularly the relocation of the tower block, would have consequential concerns. In the circumstances, the Board considered that it would not be appropriate to address the matter by way of condition.

Board Member \_\_\_\_\_ Date 27<sup>th</sup> March, 2006

Margaret Byrne

