



## Board Direction

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**Ref: 02.213784**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29 March 2006.

The Board decided to refuse permission in accordance with the draft reasons, considerations and conditions set out below:

Reasons and considerations:

It is considered that the proposed development, by reason of its two-storey nature and design, would be visually dominant and out of character with the pattern of development of single storey and dormer style dwellings in the immediate vicinity of the site. The proposed development would, therefore, seriously injure the amenities of the area and of property in the vicinity and be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board noted the Inspector's recommended condition number 2, but considered that any such significant design alteration ought to be subject to a new application for planning permission.

Board Member \_\_\_\_\_ Date 29 March 2006  
Michael P.G. Wall