



## Board Direction

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**Ref: 06S.242662**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19<sup>th</sup>, February 2014.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, for the reasons and considerations set out below.

### REASONS AND CONSIDERATIONS

1. The proposed development by reason of its excessive height and bulk and its steeply pitched roof profile would constitute an incongruous and visually obtrusive form of development on a site of limited depth from front to rear. The proposed development would, therefore, seriously injure the visual amenity of the established residential development in the vicinity and particularly that of the adjoining houses to the west at Willbrook Lawn. The proposed development would, accordingly, be contrary to the proper planning and sustainable development of the area.
2. The proposed development would contravene, materially, a condition attached to a previous permission for development at this site under South Dublin County Council Reg. Ref. SD11B/0236. This condition requires that the overall ridge height of the proposed houses should be 7,650 millimetres as previously permitted under PL06S.235823 (South Dublin County Council Reg. Ref. SD09A/0055). It requires also that the proposed attic space should be used for storage purposes. This condition is considered to be reasonable having regard to the height, scale and character of the surrounding residential development. The proposed development would, accordingly, be contrary to the proper planning and sustainable development of the area.

Board Member: \_\_\_\_\_ Date: 21<sup>st</sup>, February 2014  
Paddy Keogh