



Board Direction

Ref: PL61.245442

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23rd December 2015.

The Board decided by a margin of 2:1 to refuse permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations:

1. Having regard to the design of the proposal with a gable faced frontage onto Lough Atalia Grove and incorporating a series of angled front facing windows the Board considered that the proposal would be seriously injurious to the visual amenities of the area and of property in the vicinity and would therefore not be in accordance with proper planning and sustainable development.
2. Having regard to the position of the proposed house on site, to the scale of the proposed development and to the fact that the existing house on site adjacent to the proposal, No. 31 Lakeshore Drive, would be left without a useful rear amenity space, the Board considered that the proposal represented over development of a very restricted site and that the proposed development would seriously injure the residential amenity of N. 31 Lakeshore Drive and would therefore not be in accordance with proper planning and sustainable development.

Board Member: _____ Date: 23rd December 2015
Michael Leahy