



Board Direction

Ref: PL29N.245730

The submissions on this file and the Inspector's report were considered at a Board meeting held on March 16th 2016.

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

Reasons and Considerations

Having regard to the existing pattern of development in the area and to the excessive length, height, bulk and design of the proposed apartment block, together with its orientation and proximity to site boundaries, it is considered that the proposed development would constitute significant overdevelopment of a restricted site, and would be visually dominant and overbearing on adjoining properties, particularly those to the north in Maywood Lawn, would overshadow and overlook adjacent properties, and would thereby seriously injure the residential and visual amenities of these properties in the vicinity and depreciate their value. Furthermore, it is considered that the proposed development, by reason of its lack of adequate usable open space and by reason of the measures proposed to obviate issues of overlooking, would result in significantly reduced levels of amenity for future occupants of the proposed development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 16th March 2016
Philip Jones