



Board Direction

Ref: PL29N.247261

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17th January 2017.

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 sensitivity of the site to the rear of the protected structures of North Great George's Street and to the scale, depth and massing of the proposal, it is considered that the proposed development would result in an unacceptable form of urban infill which would, due to the proximity of the upper levels to the rear of the curtilages of the houses on North Great George's Street, have a negative impact on the proportionate relationship in scale between the buildings along this mews lane and the main buildings on North Great Georges Street and would not reflect the fine grain nature of the historic plot widths. The proposal would therefore interfere with the setting and character of protected structures and would be detrimental to the historic character of the area. The proposal would have a negative impact on the amenities of the area and on the residential amenities of properties on North Great Georges Street, and would set a highly undesirable precedent for similar developments elsewhere along Rutland Place. The proposed development would thereby contravene policies and provisions of the development plan, (QH25, CEE23, CHC2, CHC4, CHC5 and section 16.10.15), which policies and provisions are considered to be reasonable, would represent over development of the site

and would be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 18th January 2017
Michael Leahy

Note: The Board noted the concerns expressed in the documentation lodged with the appeal in regard to possible archaeological impacts of the construction of a basement and the suggestion that one of the buildings proposed to be demolished may have been an original mews building. Given the substantial reasons for refusal the board did not pursue these matters but considered that they should be addressed in any future application for development on the site.

Copy direction to issue with order.