



## Board Direction

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**Ref: PL29N.245661**

The submissions on this file and the Inspector's report were considered at a Board meeting held on March 2<sup>nd</sup> 2016.

The Board decided to refuse permission generally in accordance with the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the nature and scale of the development in a confined site and the pattern of development in the area, the Board considered that the proposed development would seriously injure the residential amenities of the properties in the area and would therefore be contrary to the proper planning and sustainable development in the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that due to the nature of the development and its impact on the amenities of neighbouring residential properties that it was contrary to the proper planning and sustainable development of the area.

Board Member: \_\_\_\_\_  
Paul Hyde

Date: 02.03.16