



Board Direction

Ref: PL29S.245723

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11th February 2016.

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

Reasons and Considerations

1. Having regard to the depth of recess of the proposal from the laneway at both ground and first floor level, to the extent of development and the depth which it extended behind the rear wall of the adjacent house to the East, together with the height of the proposed development, the board considered that the proposal would be seriously injurious to the residential amenities of property in the vicinity, particularly of those to the existing house to the east by virtue of overshadowing of private space.
2. Having regard to the pattern of development in the area and to the monolithic roof treatment, in the absence of grouped elevations to the laneway or three dimensional representation of the property, the board is not satisfied on the basis of the information provided that the proposal would provide a satisfactory elevational treatment to the laneway which would relate properly to its neighbours in this residential conservation area. The proposal would therefore be seriously injurious to the visual amenities of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposal would be injurious to both the residential and the visual amenity of the area

Board Member: _____
Michael Leahy.

Date: 11th February 2016