



Board Direction

Ref: PL27.245729

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

The Board decided to refuse permission generally in accordance with the draft reasons and considerations set out below.

REASONS AND CONSIDERATIONS

Having regard to the limited scale and previous use of the existing building, to the nature and scale of the development now proposed, and its location within the rear garden of "Hoeyfield", it is considered that the proposed development would result in the over-intensification of use of a domestic site. Furthermore, the Board is not satisfied that the significant increase in the scale, height and extent of the development proposed, directly adjacent to the boundary, would not result in serious overshadowing or overbearing impacts on neighbouring property to the west, including on its restricted rear garden area. The proposed development would, therefore, seriously injure the residential amenity of the subject property and of neighbouring property to the west, and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not consider that the impacts of the proposed development on residential amenity would be acceptable.

Board Member: _____ Date: 2nd March 2016
Fionna O' Regan