



## Board Direction

---

**Ref: PL29S.245806**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 9<sup>th</sup> February 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 pattern of development in the area, to the extent and height of the proposed development and its proximity to neighbouring property at No. 44 the board considered that the proposal would seriously injure the residential amenities of property in the vicinity by virtue of overbearing and overshadowing. The board further considered that the proposal constituted over development of the site. The proposal therefore would be contrary to the proper planning and sustainable development of the area.

Board Member: \_\_\_\_\_ Date: 9th February 2016  
Michael Leahy

Note: The board had concerns about the small amount of private open space provided to serve the proposed new house given that it was a three bedroom house but considered this a new issue and in view of the substantial reason for refusal did not consider this matter further.

Copy direction to issue with order.