



Board Direction

Ref: PL29S.245809

The submissions on this file and the Inspector's report were considered at a Board meeting held on February 2nd 2016.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in the reasons and considerations set out below.

REASONS AND CONSIDERATIONS

1. Having regard to the scale, layout and height of the proposed development, the inadequate separation distances provided to the houses on Grosvenor Place, and to the orientation of the proposed houses to the east of the existing houses, the proposed development would seriously injure the residential amenities of neighbouring properties by way of overshadowing and overbearance. The proposed development, would, therefore be contrary to the proper planning and sustainable development of the area.
2. The proposed development would reduce the amount of Public Open Space within the entire scheme to below the acceptable Development Plan standard of 10% which would in turn have an adverse impact on the residential amenities of the future occupants of this scheme. The proposed development, would, therefore be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 02.02.16
Paul Hyde