



## Board Direction

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**Ref: 29N.245841**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 8<sup>th</sup>, March 2016.

The Board decided (by a majority of 2 : 1) to refuse permission generally in accordance with the following reasons and considerations.

### REASONS AND CONSIDERATIONS

It is considered that the proposed conversion of a hipped roof to a gable end roof profile would undermine the character of the dwelling and the streetscape. In addition, the proposed rear dormer due to its length, which is dependent on the side roof extension, would result in an over scaled and imbalanced form of development on the dwellings rear elevation. The proposed development would, therefore, seriously injury to the visual and residential amenities of the area 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 share the Inspector's conclusions that the proposed development would not adversely affect the residential or visual amenities of the area and would integrate well with other properties in the vicinity.

Board Member: \_\_\_\_\_  
Paddy Keogh

Date: 9<sup>th</sup>, March 2016