



## Board Direction

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**Ref: PL28.245978**

The submissions on this file and the Inspector's report were considered at a Board meeting held on April 6<sup>th</sup>, 2016.

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

### REASONS AND CONSIDERATIONS

Having regard to the planning history of the site, to the general character and the sensitive back land nature of the site between two rows of residential dwellings, and notwithstanding the quality of the approach adopted in the design of the proposed extension, it is considered that the proposed development would introduce increased overshadowing of adjacent private open space, would introduce overlooking of adjacent residential properties which previous planning decisions had sought to curtail, would injure the amenities of property in the vicinity and would set an undesirable precedent for similar developments in the area. The proposed development would, therefore, be contrary to the proper planning and development of the area.

In deciding not to accept the Inspector's recommendation to grant planning permission the Board had regard to the planning history of the site and did not consider that a grant of permission for a first floor element on this site would sufficiently protect residential amenity in accordance with the zoning objective for the area.

Board Member: \_\_\_\_\_  
Nicholas Mulcahy

Date: April 11<sup>th</sup>, 2016