



## Board Direction

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**Ref: 17.246039**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17<sup>th</sup> May 2016.

The Board decided, by a 2:1 majority, to refuse permission generally in accordance with the draft reasons and considerations.

### **Reasons and Considerations**

Having regard to the prominent village centre location of the site, and the character and pattern of development in the vicinity, it is considered that the design of proposed design, albeit improved somewhat at 'further information' stage, would fail to integrate successfully with the existing development at this location, would be visually unattractive, and would therefore seriously injure the amenities of the area and of property in the vicinity. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Note 1: The Board did not agree with the inspector that the proposed extension would constitute overdevelopment. Having regard to the nature and minor scale of the development, its location in the village centre where the general parking facilities of the village are available, the Board did not consider that lack of provision of parking would be a serious concern or would merit a refusal of permission.

Note 2: The Board noted the revised design submitted on appeal but did not find this approach attractive or acceptable.

Board Member: \_\_\_\_\_ Date: 17<sup>th</sup> May 2016  
Conall Boland

*Please issue a copy of the Board Direction with the Order.*