



Board Direction

Ref: PL29N.246057

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 12th 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 established character and pattern of development in the vicinity, it is considered that the proposed development, by reason of its overall design and layout and its relationship with the site boundaries, would seriously injure the residential amenities of adjoining property by reason of its overbearing impact on the adjacent dwelling to the east and by reason of undue levels of overshadowing of that property. The proposed development would, therefore be contrary to the proper planning and sustainable development of the area.

Note: The Board concurred with the views of the Inspector regarding the poor internal layout of the proposed development, from the point of view of future occupants, including the lack of direct access to the rear garden from the proposed granny flat / family apartment and also regarding the design of the development which covered the full width of the site and thereby prevented direct access from the rear garden to the public street. However the Board decided not to include this aspect as a second reason for refusal, in the light of the substantive reason for refusal set out above, and as its inclusion might represent a new issue in the context of the appeal.

[Please issue a copy of this Direction to the parties with the Board Order]

Board Member: _____ Date: 13th May 2016
Philip Jones