



## Board Direction

---

**Ref: PL06D.246069**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24<sup>th</sup> May 2016.

The Board decided by a margin of 2:1 to refuse permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and considerations:**

Having regard to the design and layout of the proposal, to the proximity of the three storey flat roofed houses type A to the protected structure without any effort to form a transitional area between the flat roofed modern design of these houses and the hipped roof of the Protected structure, having regard to the failure of the scheme to have its layout informed by the existing high quality trees on site which contribute to the quality and setting of the protected structure, including trees reference No.s 254, 257 and 209 as referred to in CMK drawing 101, having regard to the failure to protect trees on the approach avenue to the development, perhaps by narrowing the access way at certain points and providing passing bays, given that this avenue would have formed an important part of the setting of the protected structure, and having regard to the proposal to form a passageway surrounded by high walls in the vicinity of proposed house No., 04, which would damage the character of the pedestrian access way to the protected structure, the board considered that the proposal would be seriously injurious to the setting of a protected structure.

Board Member: \_\_\_\_\_ Date: 24<sup>th</sup> May 2016  
Michael Leahy

Note: Further to note attached to direction accompanying appeal decision No. 244653, the board considers that the option of providing access off

Sydenham Road should be investigated to resolve the design difficulties of the site.

Copy direction to accompany order.