



Board Direction

Ref: PL11.246169

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18th July 2016.

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

REASONS AND CONSIDERATIONS

Having regard to the use of the smoking shelter proposed to be retained, and to its location in close proximity to neighbouring dwellings, it is considered that the development would seriously injure the residential amenities of neighbouring property, by reason of the noise and general disturbance associated with its use, and to the late night hours involved. It is considered that inadequate consideration has been given to alternative proposals. The development proposed to be retained would, therefore, 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 considered that the town centre zoning for the area would not be sufficient to justify the effects on the amenity of neighbouring dwellings, particularly given the late night hours. The Board did not consider that the previous use of the yard for storage would have been comparable to its use as a smoking area in terms of the effects on residential amenity, and it was noted that no evidence was available on file of permission for a previous smoking area.

Board Member: _____ Date: 12th August 2016
Fionna O' Regan