



Board Direction

Ref: 06S.246297

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14th, June 2016.

The Board decided (by a majority of 2 : 1) to refuse permission generally in accordance with the Inspector's recommendation, for the reasons and considerations as set out below.

REASONS AND CONSIDERATIONS

Having regard to the design and internal layout of the proposed residential unit, it is considered that it would not comply with County Development Plan policy H18: Family Flat. In addition, it is considered that the proposed development by reason of its attic floor extension incorporating two front dormer windows and large rear dormer window would result in excessive massing and scale and would cause undue visual impact on the streetscape of St. Peter's Road and would be excessively dominant when viewed from the Walkinstown Roundabout and would be overbearing on the neighbouring dwelling at No. 3 St. Peter's Road. The proposed development would, therefore, seriously injure the amenities of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 14th, June 2016
Paddy Keogh