



Board Direction

Ref: PL06S.246338

The submissions on this file and the Inspector's report were considered at a Board meeting held on June 28th 2016.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

It is considered that the proposed development would appear bulky on the streetscape and would result in a visual imbalance within the pair of semi-detached houses and would be at variance with the predominant pattern of hipped roof profiles in this area, which exhibits a high degree of visual consistency. The proposed development would seriously injure the visual amenities of the area and would set an undesirable precedent for further such developments in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note 1: The Board considered the application in the context of the current Development Plan for the area, the South Dublin County Council Development Plan 2016 – 2022, which came into force on June 12th 2016, and accordingly amended the Inspector's recommended reason for refusal.

Note 2: The Board noted that this decision relates to no. 15, Woodville Walk, Lucan, and not no. 13, and that this error in the original application was accepted by the applicant in her grounds of appeal.

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

Board Member: _____ Date: 28th June 2016
Philip Jones