



An  
Bord  
Pleanála

**Board Direction**

**PL29N.246592**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on August 18<sup>th</sup> 2016.

The Board decided to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the pattern of development in the vicinity, and to the design, bulk and height of the proposed detached dwelling, it is considered that the proposed development would seriously injure the visual amenities of the area and would constitute overdevelopment of a restricted site, with consequent overbearing impact on neighbouring property. The proposed development would, therefore seriously injure the amenities of properties in the vicinity and would be contrary to the proper planning and sustainable development of the area.

In not accepting the recommendation of the Inspector to grant permission, the Board considered that the development of a separate detached house on this restricted site with narrow frontage, as proposed, and in particular its design and height relative to neighbouring property, would represent a discordant feature in the streetscape, which is characterised mainly by semi-detached and terraced houses with hipped roofs, and would seriously injure the amenities of properties in the vicinity.

Board Member: \_\_\_\_\_  
Philip Jones

Date: 22<sup>nd</sup> August 2016