



Board Direction

Ref: 29S.246650

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16th, August 2016.

The Board decided to refuse permission generally in accordance with the following reasons and considerations.

REASONS AND CONSIDERATIONS

It is considered that the proposed development would have an overbearing impact on the adjoining dwelling to the north-east due to its proximity to the boundary, visually unrelieved elevational treatment and height of parapet wall along this boundary. Furthermore, it is considered that the proposed roof design would be visually unsympathetic in the context of the roof profile and design of the existing dwelling and the existing streetscape. Therefore, the proposed development would seriously injure the residential and visual amenities of the area and 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 design of the proposed development was unacceptable given the existing configuration of development on the subject site and neighbouring sites.

Board Member: _____
Paddy Keogh

Date: 16th, August 2016