



## Board Direction

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**Ref: PL28.246769**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21st October 2016.

The Board decided by a margin of 2:1 to refuse permission generally in accordance with the Inspector's recommendation for the following reasons and considerations.

### **Reasons and Considerations:**

Having regard to the sloping nature of the site, to the failure of the proposal to adapt to the existing ground levels and to the proposal to locate an elevated open space area immediately adjacent to the neighbouring property to the west, the Board considered that the proposal would be unduly prominent and overbearing to the neighbouring property, would interfere with the privacy of that property and would therefore be seriously injurious to the amenity of property in the vicinity and would not be in accordance with the proper planning and sustainable development of the area.

Board Member: \_\_\_\_\_ Date: 21<sup>st</sup> October 2016  
Michael Leahy