



Board Direction

Ref:PL04.246770

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12th October 2016.

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

Reasons and Considerations:

The Board considered, given the limited areas of rear gardens provided with the three proposed dwellings, together with inadequate room sizes within the proposed houses, that the proposal constituted over development of the site and would lead to a poor level of residential amenity for future residents. The board also considered that the proposed layout of the rear area provided excessive road and car park area and inadequate private amenity space and that the proposal would therefore be seriously injurious to residential amenity and would not be in accordance with the proper planning and sustainable development of the area.

Board Member: _____ Date: 13th October 2016
Michael Leahy