



## Board Direction

---

**Ref: PL29N.246780**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 9<sup>th</sup> January 2017.

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

### Reasons and Considerations

The proposed conversion of communal and recreational facilities provided for the amenity of the students as part of a designed, purpose built student residential development, to individual student apartments would seriously detract from the amenity of residents and from the building design and would accordingly be contrary to the proper planning and sustainable development of the area. The Board further considered that the proposed signage would detract from the visual amenity of the building and was not necessary to its function. The Board considered that the conversion of the caretaker's flat involving filling in a void to the students' lounge would detract from the amenity of the building and considered that it was appropriate to have a variety of room sizes available. The proposal would therefore be injurious to the visual amenities of the area and of properties in the vicinity and would be injurious to the residential amenities of future residents.

In deciding not to accept the Inspector's recommendation to grant permission for the conversion of the caretaker's flat and the conversion of certain larger rooms to smaller rooms the board considered that the infilling

of the void to the students' lounge would be injurious to amenity and that it was appropriate to have a variety of room sizes in the interests of amenity.

Board Member: \_\_\_\_\_  
Michael Leahy

Date: 9<sup>th</sup> January 2017