



Board Direction

Ref: PL 29N.246782

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23rd August 2016.

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

Reasons and Considerations.

Having regard to the quantum of development proposed on the site together with the proximity of the proposal the neighbouring property to the east, the board considered that the proposal would be seriously injurious to the amenities of properties in the vicinity and would therefore not be in accordance with proper planning and sustainable development.

Board Member: _____ Date: 23rd August 2016
Michael Leahy

Note 1. The board considered attaching conditions requiring a relocation of the property to the west and away from the neighbouring boundary together with a relocation of the vehicular entrance but considered that this would have involved significant change and considered it more appropriate that the applicant's architect should be involved in effecting any such change.

Note 2. The board did not agree with the inspector's comments in regard to having the proposal address the corner location.

Note 3. The Board noted the proposal submitted at appeal stage to delete a single storey section of the proposal and did not consider that this was necessary to effect improvement of amenity to surrounding properties.

Copy direction to accompany order.