



Board Direction

Ref: PL25.246995

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

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, and in accordance with the draft reasons and considerations set out below.

REASONS AND CONSIDERATIONS

The site of the proposed development is located on a highly visible corner site, where careful design is required. Notwithstanding the general suitability of the site for a single dwelling unit, it is considered that, by reason of its orientation, mass, height, and proximity to boundaries, the proposed dwellinghouse would be visually intrusive in the context of adjoining properties, and in particular of the existing house to the north. It is considered that the poor quality design fails to respond appropriately to the constraints and sensitivities of the site, including the proximity and orientation of the house to the north. The proposed development would, therefore, seriously injure the visual amenity of the area and of property in the vicinity, and would be contrary to the proper planning and sustainable development of the area.

Note:

The Board also noted the uncertainty in relation to the levels of the site in relation to those of neighbouring property.

Please issue a copy of this Direction with the Board Order.

Board Member: _____ Date: 30th November 2016
Fionna O' Regan