



## Board Direction

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**Ref:PL28.246998**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 1<sup>st</sup> November 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 was not satisfied on the basis of the information before it that adequate car parking arrangements had been made to serve the proposed house. The Board further considered that the design of the proposed dwelling did not adequately respond to the site conditions and that the proposal would form an incongruous development. The proposal therefore would be seriously injurious to the visual and residential amenities of the area and of properties in the vicinity and would not be in accordance with the proper planning and sustainable development of the area.

Board Member: \_\_\_\_\_ Date: 11<sup>th</sup> November 2016  
Michael Leahy