



## Board Direction

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**Ref: 27.247180**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 4<sup>th</sup>, January 2017.

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

### Reasons and Considerations

1. It is considered that the proposed development, comprising the development of the remaining private open space area to the rear of No. 4 Fontenoy Terrace, would result in the loss of an integral functional space to the rear of the house, would constitute overdevelopment of this restricted site that would significantly erode existing residential amenity, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development would seriously injure the amenities of adjoining residential property by virtue of overshadowing and overbearing impact. In addition, the utilization of the adjoining embankment as private open space beyond the site as compensatory private amenity space would result in significant overlooking of adjoining properties and loss of privacy in Fontenoy Terrace. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: \_\_\_\_\_ Date: 4<sup>th</sup>, January 2017  
Paddy Keogh