



An
Bord
Pleanála

**Board Direction
PL27.247220**

The submissions on this file and the Inspector's report and addendum report were further considered at a Board meeting held on September 1st 2017.

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

Reasons and Considerations

The site of the proposed development is located in the Burnaby Architectural Conservation Area, a historic residential suburb developed at the turn of the 19th and 20th centuries, and considered to be of national interest. The policies and objectives of the Greystones/Delgany and Kilcoole Local Area Plan 2013 – 2019 seek to protect, safeguard and enhance the special character and environmental quality of such Architectural Areas, and the character and appearance of the urban public domain of such areas. By reason of the scale, bulk, detailing and design of the proposed demi-detached dwellings at this location, it is considered that the proposed development would be out of keeping with the prevailing character of development in this part of the Burnaby Architectural Conservation Area, comprised mainly of low-density, large, family style individual houses on generous sites, and would appear excessively monolithic. Furthermore, by reason of the extent of tree removal proposed, and the scale of the proposed houses, it is considered that the proposed development, by itself and in conjunction with other permitted development in the vicinity, would result in a cramped and uncharacteristic pattern of development along Pavilion Road, which would seriously injure the visual amenities of the area and would detract from the character and appearance of the public domain. The

proposed development would, therefore, contravene the provisions of the Local Area Plan and would be contrary to the proper planning and sustainable development of the area.

Note: In arriving at its decision, the Board considered that the revised drawings included in the submission received from the applicant in response to the Board's S. 137 notice of 21st February 2017 did not adequately address its concerns, and was of the view that, having regard to the planning history of the subject lands (including previous Board decisions), and the particular pattern of development within the Burnaby Architectural Conservation Area, the proposed development, notwithstanding these submission, would be unacceptable for the reasons and considerations outlined in the Order. In this regard, the Board concurred with the views expressed by the Inspector in his addendum report of 17th July 2017, which had been prepared following the applicant's revised drawings and following the responses of the appellants to the S. 137 Notice and the applicant's submission.

[Please issue a copy of this Direction with the Board Order]

Board Member

Date: 5th September 2017

Philip Jones