



Board Direction

Ref: PL27.247220

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18th January 2017.

The Board decided to defer consideration of this case and to issue a Section 132 notice to the applicant on the following matters:

The Board may be of the opinion that the proposal may appear excessively monolithic and that this may have a detrimental impact on the Burnaby Architectural Conservation Area. This comment is made in respect of option B which is the option which the board considered as it felt it was superior to option A. The board is also concerned in particular about the poor visual impact of the central front elevation party line where the primary visual focus to the pair of houses consists of a valley with a chimney in the background which the board considered would make for a poor visual composition and would be injurious to the visual amenity of the area.

The board asks the applicant to consider a revised elevational treatment to the front of the buildings which make for a less monolithic composition and which addresses the issue of the poor visual focus at the centre of the pair and to submit their findings to the Board.

The Board may also be of the opinion that, given the deep nature of the site, a pair of detached houses may be more appropriate to the site, and the

applicant may wish to consider this approach and submit their findings to the Board.

Any significant change in the proposal may lead to a requirement to re-advertise, and this is likely to be the case if an option for two detached houses is considered.

(Allow 3 weeks)

Board Member: _____ Date: 18th January 2017
Michael Leahy