



An
Bord
Pleanála

**Board Direction
PL 27.247223.**

The submissions on this file and the Inspector's report were considered at a Board meeting held on December 13th 2016.

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

Reasons and Considerations

Having regard to the zoning objectives of the Greystones–Delgany Local Area Plan 2013-2019, and to the restricted nature of the proposed site, its location immediately behind the established house on the plot and immediately forward of the curtilage of an existing dwelling to the rear, the limited separation distances between the proposed development and adjoining properties, the loss of privacy arising from overlooking and overbearing impact due to its proposed location, it is considered that the proposed development would result in overdevelopment of this plot, would seriously injure the residential amenities of adjoining properties, would depreciate the value of these properties, would provide a substandard form of accommodation for the future occupiers due to the restricted nature of the site, would materially contravene the zoning objective for the site, and would thereby be contrary to the proper planning and sustainable development of the area.

Board Member _____

Date: 13.12.16

Paul Hyde