



## Board Direction

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**Ref: 29S.247244**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22<sup>nd</sup>, November 2016.

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

On the basis of the documentation submitted with the application and appeal, the Board is not satisfied that the Applicant/Appellant has not demonstrated that the proposed development would not result in a very significant loss of daylight and sunlight to the window of the apartment immediately below the proposed balcony. Accordingly, the Board considers that the proposed development would seriously injure the amenities of the apartment below the proposed balcony by reason of overshadowing and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: \_\_\_\_\_ Date: 22<sup>nd</sup>, November 2016  
Paddy Keogh