



## Board Direction

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**Ref: PL06D.247247**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29<sup>th</sup> December 2016.

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

**Reasons and Considerations:**

Having regard to the condition of the planning authority deleting the living room area of the proposal, which condition had not been appealed by the first party, and considering that the living room area required amendment to minimise impact on the neighbour to the south, the board considered that adopting the condition as proposed by the planning authority would lead to a poor standard of residential amenity to the residents of the proposed development. The board further considered that the applicant should be presented with an opportunity to develop a design with an appropriate living space which minimised interference with amenity to neighbouring property to the south and that this would best be achieved in the context of a new application. The board further considered that the proposal as constituted would be seriously injurious to the residential amenities of property in the vicinity, namely the property to the south.

Board Member: \_\_\_\_\_ Date: 29<sup>th</sup> December 2016  
Michael Leahy