



Board Direction

Ref: 06S.247271

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

The Board decided, by a 2:1 majority, to refuse permission generally in accordance with the Inspector's recommendation, in accordance with the following reasons and considerations.

Reasons and Considerations

It is considered that by reason of the extent of the proposed ground floor extension - which extends along the full length of the property boundary - the proposed development would seriously injure the residential and visual amenities of the neighbouring property by reason of overshadowing and overbearing impact. Furthermore, it is considered that the proposed extension would result in an unsatisfactory provision of good quality private open space to serve the occupants of the host dwelling.

The board was not satisfied that the proposed roof design at attic level would integrate in a satisfactory manner in the streetscape. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 13th December 2016

Conall Boland