



## Board Direction

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**Ref: PL26.247294**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19<sup>th</sup> January 2017.

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

### REASONS AND CONSIDERATIONS

Having regard to the depth of the extension proposed to be retained, its proximity to the private rear gardens serving houses on Pearse Street to the south, the scale of the first floor rear window serving the main living area of the house, and the planning history of the site, it is considered that the development proposed to be retained would result in an unacceptable level of overlooking and diminution of privacy, and would seriously injure the residential amenities of neighbouring property. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: \_\_\_\_\_ Date: 24<sup>th</sup> January 2017  
Fionna O' Regan