



## Board Direction

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**Ref: PL04.247348**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14<sup>th</sup> February 2017.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, subject to the amendments shown below.

### Reasons and Considerations

Having regard to the scale, density, design and layout of the PD it is considered that the proposal would constitute overdevelopment of the site resulting in unacceptable and restrictive turning facilities, inadequate parking provision and insufficient communal open space. Furthermore, the Board is not satisfied that the external materials proposed are of an appropriate quality and durability to ensure satisfactory integration in the area. The proposed development would be seriously injurious to the residential amenities of the area and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member: \_\_\_\_\_  
G.J. Dennison

Date: 14<sup>th</sup> February 2017