



Board Direction

Ref: PL29S.247351

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13th February 2017.

The Board decided to refuse permission generally in accordance with the following reasons and considerations.

Reasons and Considerations

The Board considers the proposed development constitutes overdevelopment of the site and will result in adverse impacts on the amenities of neighbouring residential property by reason of overshadowing, overbearing and loss of daylight. The proposed development is, therefore, contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that notwithstanding the zoning of the area, the broadly positive nature and design of the proposed development, the fact that protected structures would be brought back into beneficial use and the pattern of development in the area, the scale of the proposed development of the 3-storey atrium and rear building would result in unacceptably negative impacts on the amenities of neighbouring property including residential property, as outlined above.

Board Member: _____
G.J. Dennison

Date: 14th February 2017