



Board Direction

Ref: PL27.247420

The submissions on this file and the Inspector's report were considered at a Board meeting held on February 27th, 2017.

The Board decided to refuse permission (by a 2:1 majority) generally in accordance with the following reasons and considerations.

Reasons and Considerations

Having regard to the scale and design of the proposed infill extension and glazed lobby and the location of the proposed new infill element which would result in a building projecting significantly forward of the established building line to the south of the site on Church Road, it is considered that the proposed new infill building would be out of character with Mount View and with the existing pattern of development in the Church Road Architectural Conservation Area in terms of design, scale and projection forward of the established building line to the south, would result in a public realm of inadequate width in this location, and would be injurious to the visual amenities of the area. The proposed development would, therefore, be 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, while supportive of the principle of the development, was not satisfied that the scale, design and projection of the infill element would be an appropriate intervention at this location and did not consider that the necessary improvements to the architectural treatment could be adequately achieved by means of planning condition.

Board Member: _____
Nicholas Mulcahy

Date: February 27th, 2017