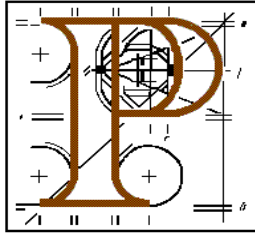


An Bord Pleanála



Board Direction

Ref: PL06F.247475

The submissions on this file and the Inspector's report were considered at a Board meeting held on January 24th, 2017.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation and subject to the draft reasons and considerations set out below.

REASONS AND CONSIDERATIONS

1. The proposed development is located within an area of the County where the zoning objective is to 'Provide for residential development and protect and improve residential amenity'. The development as proposed would result in a loss of outlook, would seriously injure the residential and visual amenities of the area and of property in the vicinity and would, therefore, materially contravene the land use zoning objective for the area.
2. The proposed development constitutes over-development of a restricted site and fails to respect the established pattern and character of development in the area, given the scale and design of the dwelling and lack of usable open space provision, and as such would be contrary to the proper planning and sustainable development of the area.

Board Member: _____
Nicholas Mulcahy

Date: January 24th, 2017