



Board Direction

Ref: PL06D.247491

The submissions on this file and the Inspector's report were considered at a Board meeting held on 6th February 2017. The Board decided 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

This area is characterised by detached houses well set back within substantial sites. The proposed house would be located on a narrow L-shaped site, and having regard to its design, considerable scale, and close proximity to the boundaries of adjoining properties to the east and south, it is considered that the proposed development would be visually obtrusive, would result in the overshadowing and overlooking of neighbouring property and diminution of privacy, would constitute the overdevelopment of the restricted site of the new house, and would be out of keeping with the character of development in the area. The proposed development would, therefore, seriously injure the visual and residential amenities of neighbouring properties, and would be contrary to the proper planning and sustainable development of the area.

Notes:

- (i) The Board had serious concerns in relation to the proposal to rely on on-site disposal of foul effluent, which by itself and by the undesirable precedent for further such development that it could set, might result in a risk to public health and to the environment, and might constitute the haphazard and disorderly development of an area zoned to protect and/or improve residential amenity; however, this was considered to constitute a new issue in the context of the appeal, and having regard to the substantive reason for refusal, the Board decided not to pursue this matter further.
- (ii) The Board also shared the Inspector's concern in relation to the removal of the only remaining mature tree on this site.

Please issue a copy of this Direction with the Board Order.

Board Member: _____ Date: 6th February 2017
Fionna O' Regan