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Bord  
Pleanála

**Board Direction**  
**PL06D.247525**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on March 20<sup>th</sup> 2017.

The Board decided to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to planning history and to the pattern of development in the area, the fact that the houses on Waltham Terrace on both sides of the road are protected structures and within a cACA, it is considered that the increased visibility of the infill dwelling house no. 23A that would result from the proposed vehicular entrance, would seriously injure the amenities of the protected structures in the vicinity, and 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 had regard to the planning history and of the site the Board concurred with the concerns of the Planning authority in terms of the significant negative impact of the proposed entrance on the streetscape and architectural character of the area..

**Board**

**Date:20.03.17**

**Member**

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Paul Hyde