



An
Bord
Pleanála

**Board Direction
PL61.247541**

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

The Board decided to refuse permission by a margin of 2:1, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Having regard to the existing character and the prevailing pattern of development, the site location within an Architectural Conservation Area, the presence of a structure on site of architectural interest which is listed as a Protected Structure in the current Development Plan, and the policies and objectives of the Development plan, it is considered that the proposed development, by reason of its overall layout, and its scale, height, and design, would be out of scale with its surroundings, would seriously detract from the architectural character and setting of a protected structure and of the character and appearance of the Architectural Conservation Area. The proposed development would, therefore, materially and adversely affect the character of this Protected Structure, would seriously injure the visual amenities of the area and would be contrary to the proper planning and sustainable development of the area

Board

Date:13.03.17

Member

Paul Hyde