



## Board Direction

---

**Ref: PL06F.247625**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16<sup>th</sup> March 2017.

The Board decided to refuse permission generally in accordance with the draft reasons and considerations set out below.

### REASONS AND CONSIDERATIONS

Having regard to the nature and two-storey scale of the proposed development, and its close proximity to neighbouring site boundaries, the Board is not satisfied that the proposed development would not be overbearing in effect or would not result in overshadowing of neighbouring rear amenity space to the north, or diminish daylight to the rear rooms of neighbouring dwellings. The proposed development would, therefore, seriously injure the visual and residential amenities of neighbouring property, and would 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 height of the proposed development in close proximity to site boundaries, and was not satisfied that negative effects on neighbouring residential amenity would not arise in terms of overshadowing, loss of light, and overbearing impacts. No shadow diagrams were submitted, and no analysis was undertaken of the effects of the proposed development on light to habitable rooms of the adjoining houses.

Board Member: \_\_\_\_\_ Date: 20<sup>th</sup> March 2017  
Fionna O' Regan