



An  
Bord  
Pleanála

**Board Direction**  
**PL29S.247633**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on March 31<sup>st</sup> 2017.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the planning history of the subject site and the established pattern of development in the vicinity, it is considered that the proposed development, by reason of the excessive scale, bulk and massing of the two detached dwellings and associated outbuildings, by reason of the detached house type, and by reason of the proximity of these dwellings to the adjoining residential properties, would be visually incongruous and be out of character with the existing pattern of development in the area, and of the streetscape, would result in overshadowing of, and loss of outlook from, neighbouring properties, and would seriously injure the amenities of the area and properties in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 31<sup>st</sup> March 2017

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Philip Jones