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Bord  
Pleanála

**Board Direction**  
**PL29S.247669**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on March 21<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 pattern of development in the vicinity, to the provisions of the current Development Plan for the area, and to the planning history of the subject site, it is considered that the development for which retention is sought, by reason of its scale, massing, height, bulk and design, in conjunction with the roof profile which is visually incongruous and fails to integrate with the predominant character, pattern and layout of the original two-storey houses within Larkfield, would seriously injure the residential and visual amenities of the area, and would conflict with the provisions and criteria set out in Section 16.10.9 of the Development Plan (which seek to ensure that such infill dwellings are compatible in scale and design with adjoining dwellings). The development for which retention is sought would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 21<sup>st</sup> March 2017

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Philip Jones