



Board Direction

Ref: PL06S.247687

The submissions on this file and the Inspector's report were considered at a Board meeting held on 5th April 2017.

The Board decided to refuse permission generally in accordance with the following reasons and considerations.

Reasons and Considerations

1. The board considered that certain works necessary to the completion of the proposal, in the main the provision of parking spaces were being provided on an area outside of the area of the application and that the applicants had not established or asserted their ownership of the area in question. The Board therefore felt that it was precluded from granting permission to the proposal
2. The Board considered that, given the materials being used in the proposed development in combination with the design incorporating low mono-pitched roofs and an incongruous three storey building facing Hunter's Avenue and generally shallow rear garden depths the Board considered that the proposal would be seriously injurious to the visual amenities of the area and of properties in the vicinity and would not be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposal was not of a sufficiently high standard of finish and considered that certain areas outside of the area shown as the site boundary were necessary to its successful completion.

Board Member: _____
Michael Leahy

Date: 6th April 2017