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Bord  
Pleanála

**Board Direction**  
**PL 28.247692**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 20<sup>th</sup> April 2017.

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

### **Reasons and Considerations**

1. The existing street into which the infill development is proposed has an orderly and attractive character. It is considered that the proposed development, by reason of its site layout, design, scale, bulk, and failure to respect the established building line would be out of character with the existing residential properties in the vicinity and would fail to integrate in a successful manner with the existing pattern of development. The proposed development would, therefore, seriously injure the visual amenities of the area and be contrary to the proper planning and sustainable development of the area
2. It is considered that the proposed development, by reason of its scale, massing, bulk and proximity to site boundaries, would seriously injure the amenities of the area and of property in the vicinity, in particular it would give rise to overbearing of number 2 Fairwinds. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area

Note: taking into consideration the existing pattern of development in the area, the Board had concerns that the proposed development might prejudice the co-ordinated development of zoned serviced land in the immediate area. However, in light of the substantive nature of the reason for refusal, the Board decided not to pursue this matter further with the parties.

**Board Member**

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

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Conall Boland

Please issue a copy of the Board Direction with the order.