



An  
Bord  
Pleanála

**Board Direction**  
**06S.247781**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on May 8<sup>th</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-

- (a) the pattern of development in the vicinity,
- (b) the design of the proposed two houses which is considered to be incongruous, and not in-keeping with the two-storey, semi-detached, fully-hipped tile roof design of houses in the immediate vicinity,
- (c) the desirability of providing vehicular access to the proposed houses from Esker Lawns,
- (d) the absence of detailed and satisfactory information in relation to connection(s) to public watermains,
- (e) the absence of satisfactory arrangements for the disposal of surface water from the proposed development,
- (f) the substandard nature of the rear garden of the most westerly of the pair of houses proposed,

it is considered that the proposed development would be detrimental to the residential and visual amenities of the area, would be prejudicial to public health, and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board  
Member**

**Date:08.05.17**

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Paul Hyde