



An
Bord
Pleanála

Board Direction
PL.27.247849

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 17th 2017.

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

Reasons and Considerations

The Board had regard to the location of the proposed development within "The Burnaby", which is a low density area of historical and architectural interest, composed mainly of large, family style homes on generous sites with a sylvan character which is a designated Architectural Conservation Area, as set out in the Local Area Plan for Greystones/Delgany and Kilcoole Local Area Plan. It is the land use zoning objective of the planning authority, as set out in the Local Area Plan, to preserve and improve residential amenity and permit new development at a maximum density of 10 units per hectare.

It is considered that the proposed development would be out of character with the existing pattern of development in the area, would represent a cramped form of development in The Burnaby Architectural Conservation Area, would conflict with the objectives of the planning authority for the area and would, therefore, be contrary to the proper. Furthermore, it is considered that the siting and scale of the proposal results in an overbearing form of development that would be contrary to Objective HER12 of the Greystones-Delgany and Kilcoole Local Area Plan 2013-2019. The proposal would, therefore, seriously injure the character of the area and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 17.05.17

Paul Hyde