



Board Direction

Ref: 29N.247854

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25th, April 2017.

The Board decided (by a majority of 2 : 1) to refuse permission generally in accordance with the following reasons and considerations.

Reasons and Considerations

Having regard to the character and existing pattern of development in the vicinity of the site, the Board considered that the development proposed for retention and completion by reason of its excessive scale and height and inadequate setback from the boundaries with adjoining property would constitute an unduly dominant feature when viewed from the private open space associated with adjoin dwellings, would constitute overdevelopment of a restricted site and would seriously injure the residential amenities of the area and would, therefore, be contrary to 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 scale of the development proposed for retention was excessive having regard to the existing character and pattern of development in the immediate vicinity of the site.

Board Member: _____
Paddy Keogh

Date: 25th, April 2017