



An  
Bord  
Pleanála

**Board Direction**  
**PL 15.247862**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19<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**

Having regard to the pattern of development in the area and to the proposed site layout and the scale and design of the infill dwelling proposed on this relatively restricted site, it is considered that the proposed development would give rise to an unacceptable level of overlooking and an overbearing impact in relation to adjoining residential property, and would fail to integrate in a successful manner with the existing development in the vicinity. The proposed development would therefore seriously injure the residential amenity and depreciate the value of property in the vicinity and would be contrary to the PP&SD of the area.

Note (1): while the Board was not opposed in principle to infill residential development on the site, it was considered that an improved architectural response to the site characteristics and constraints would be required, and a better dwelling design.

Note(2): the applicants calculation of floorspace (c.175m<sup>2</sup>) was accepted as accurate.

**Board Member**

**Date:** 19<sup>th</sup> April 2017

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Conall Boland

(Please issue a copy of this Direction with Order)