



An  
Bord  
Pleanála

**Board Direction**  
**PL29S.247870**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on July 10<sup>th</sup> 2017.

The Board decided to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

1. The proposed development of Houses No 2 and 3 by reason of their scale, mass and bulk and the extent of site coverage would be out of character with the established pattern of development in the area. The proximity of House No 2 to the adjoining property to the north would be overbearing and seriously injure the residential amenities of that property (no 9 Riversdale Avenue) and taken together would represent overdevelopment of the subject site.
2. By reason of the proposed scale of the intervention including partial demolition and extension to "The Barn", a structure of historic interest and by reasons of its proximity to Riversdale and Riversdale House (a Protected Structure), it is considered that the proposed development would adversely affect the character and setting of this ensemble and would also seriously injure the residential amenities of adjoining properties to the west.

In deciding not to accept the Inspector's recommendation to grant permission, the Board was not satisfied for the reasons outlined in its Order that the proposed development would be acceptable and that the adverse impacts on residential amenity could be resolved by way of conditions.

**Board Member**

**Date:** 10.07.17

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Paul Hyde