



Board Direction

Ref: 29N.247959

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 for the reasons and considerations as set out below.

REASONS AND CONSIDERATIONS

Having regard to the configuration and restricted nature of the proposed infill site the Board considered that the proposed development, by reason of its poor quality design and unsatisfactory location of windows, would constitute overdevelopment of the site and result in overlooking of adjoining dwellings and private open space. Accordingly, it is considered that the proposed development would seriously injure the residential amenities of the area and would be contrary to the proper planning and sustainable development of the area.

In not accepting the planning Inspector's recommendation to grant planning permission the Board shared his view that the site could accommodate a dwelling of limited scale. However, the Board considered that the design of the proposed dwelling did not constitute a satisfactory design response given the configuration and limitations of the site.

Board Member: _____ Date: 25th, April 2017
Paddy Keogh