



Board Direction

Ref: 16.248006

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10th, May 2017.

The Board decided to refuse permission generally in accordance with the following reasons and considerations.

Reasons and Considerations

Having regard to its nature, scale and location to the rear of an existing dwelling and to the configuration of development on adjoining sites, it is considered that the proposed development would result in serious injury to the amenities of the immediately adjoining dwelling by reason of its visual dominance and overbearing impact. The proposed development 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 did not share the Planning Inspector's conclusions in respect of the impact of the proposed development on the amenities of adjoining dwellings. The Board considered that the bulk and scale of the proposed development was excessive having regard to the physical limitations of the site.

Board Member: _____
Paddy Keogh

Date: 12th, May 2017