



Board Direction

Ref: 29N.248084

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16th, May 2017.

The Board decided to consider this application de novo.

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

Reasons and Considerations

The Board considered that the proposed extension, by reason of its scale and design would seriously injure the visual and residential amenities of the area by reason of its visually dominant character at this prominent corner site. 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 the Board considered that the design of the proposed development was not amenable to satisfactory amendment by reason of attachment of a condition to a grant of planning permission. In this regard, the Board considered that the proposed extension should be comprehensively redesigned in the context of a fresh planning application.

Board Member: _____
Paddy Keogh

Date: 17th, May 2017