



An
Bord
Pleanála

Board Direction
PL29N.248156

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30th May 2017.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The development proposed for retention is considered to be excessive in scale and would unduly overlook and overbear neighbouring properties. It would therefore seriously injure the residential amenities of property in the vicinity of the site, and would be contrary to the proper planning and sustainable development of the area.
2. The development materially contravenes conditions 2 and 3 of the grant of permission made under Reg. Ref. No. 2516/16 that were imposed to protect the amenities of neighbouring properties. Retention of the proposed development would therefore be contrary to the proper planning and sustainable development of the area.
3. Having regard to the pattern of development in the area and to the Z2 Residential Conservation Area land use zoning pertaining to the area under the current Development Plan for the area, it is considered that the development proposed to be retained, owing to its excessive scale and to its design, would be visually obtrusive and out of character with the pattern of development in the area, and would seriously injure the visual amenities of the area. The

development proposed to be retained would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 2nd June 2017

Conall Boland