



An  
Bord  
Pleanála

**Board Direction**  
**PL06S.248173**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on July 26<sup>th</sup> 2017.

The Board decided, by a vote of 2 to 1, to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the two-storied nature of the proposed houses, and their location behind the established building lines set by the adjoining houses on either side, and having regard to the restricted site area, it is considered that the proposed development would represent significant overdevelopment of a confined site, and would fail to conform to the established pattern of development in the area. The proposed development would, therefore, seriously injure the amenities of property in the vicinity and would 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 considered that the proposed development was not acceptable, for the reasons and considerations set out in the order, and did not agree with the Inspector that the development would not seriously injure the amenities of property in the vicinity, including, in particular, the amenities of the existing dwelling at number 27 Hollyville Lawn, notwithstanding the amendments made to the orientation of the development at further information stage.

**Note:** The Board noted the presence of overhead cables crossing the site, and was not satisfied that appropriate provision had been made to deal with this matter (which could have implications for the electricity supply to the wider area), as part of the application submitted to the planning authority, and had not been adverted to by the planning authority in its analysis of the proposed development. However, the Board decided not to pursue the issue further, in the light of the substantive reasons for refusal set out in the Board order.

*[Please issue a copy of this Direction with the Board Order]*

**Board Member**

**Date:** 26<sup>th</sup> July 2017

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Philip Jones