



An
Bord
Pleanála

Board Direction
PL29N.248224

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12th June 2017.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

The site is a prominent corner location at what is an open and attractive entrance to an existing area of mature suburban housing. It is considered that the proposed infill dwelling by reason of its scale and design would be visually obtrusive and would be out of character with the pattern of development in the area. The proposed development would therefore seriously injure the visual amenities of the area, 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 existing pattern of development in the area was balanced and attractive. Notwithstanding the amendments made in the drawing submitted with the appeal, the Board considered that by reason of its scale and design (including the projections beyond established front and rear building lines, the wide gable profile and incongruous and cramped attic storage room proposals) the proposed development of this detached dwelling would not integrate in a successful manner with the existing development in the area.

Board Member

Date: 12th June 2017

Conall Boland