



An
Bord
Pleanála

**Board Direction
PL06D.248320**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18 August, 2017.

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

Reasons and Considerations

Having regard to due to its height, form, and appearance, the proposal would be an incongruous addition to the gate lodge and would be unsympathetic to its character as a dwelling house within the curtilage of Abilene Lodge, which is a protected structure. The formal relationship of the gate lodge to Abilene Lodge, which arises from its streetscape presence at the entrance to this protected structure, would be harmed. Thus, the proposal would contravene Policy AR1 of the Development Plan and would be seriously injurious to the amenities of the area. Accordingly, it would be contrary to the proper planning and sustainable development of the area.

Note: The Board noted the Inspector's concerns regarding the impact of the proposal on the adjacent dwelling to the south west, Eversham Gate Lodge, and did not necessarily concur that it would impact unduly on the amenities of the dwelling.

Note: Please issue Board Direction with Order.

Board Member

Date: 18 August 2017

Terry Prendergast