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The submissions on this file and the Inspector's report were considered at a Board meeting held on 12<sup>th</sup> October, 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 Notwithstanding the proposed to development a vacant site for residential use, the proposed development would, having regard to its height, scale, design, be excessive in scale and form. The design of the proposed development shows insufficient regard for the sensitive and prominent nature of the site by reason of visual intrusion and overbearing design. The proposal would be at variance with the pattern of development in the general area and would seriously injure the visual amenities of the area. The proposed development would thus be contrary to the proper planning and development of the area.
- 2 The proposed development would, having regard to its height, scale, use of materials and its proximity to residential properties to the east and south, have an unduly overbearing relationship with adjoining properties and would seriously injure the visual amenities of the area.

**Board**

**Date:17/10/2017**

**Member**

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Terry Prendergast

Note: The Board also considered that the design of the proposed development was not sufficiently informed by the existence of a large surface water sewer on the site, the need to attenuate surface water within the site and flood risk.