



An
Bord
Pleanála

Board Direction
PL29N.248570

The submissions on this file and the Inspector's report were considered at a Board meeting held on November 20th 2017.

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

Reasons and Considerations

Having regard to the pattern of development in the area, the site history, the design and external finishes of the proposed development, the Board considered that the proposed development would represent overdevelopment of a restricted site, would establish an undesirable building line for future mews development, would seriously injure the character of the residential conservation area, would be overbearing and would seriously injure the residential amenities of adjoining properties and the visual amenities of the area. The proposed development would therefore 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 concurred with the planning authority and did not consider that the proposed development had overcome concerns regarding design, scale, mass, and overbearing impact on adjoining properties

Board Member

Date: 20.11.17

Paul Hyde