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Bord  
Pleanála

**Board Direction**  
**PL28 248611**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 30th November, 2017.

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

### **Reasons and Considerations**

The proposed development, by reason of its design, form and roof profile would be out of character with the Friar Street Architectural Conservation Area and with existing residential properties in the vicinity. The proposed development would, therefore, seriously injure the visual amenities of the area and 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, although it has no objection to a contemporary design for a dwelling on the site, the proposed design is not acceptable in the context of the location of the site in an Architectural Conservation Area because of its overall design, form of the dwelling and roof profile. The Board also noted the previous design for which permission was granted (Reg. Ref. 22691/98 referred to in the Inspector's Report), which it considered was more consistent with the Architectural Conservation Area designation.

**Board Member**

**Date:** 1 December 2017

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Terry Prendergast