



An  
Bord  
Pleanála

**Board Direction**  
**PL27.249112**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 7<sup>th</sup> November 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. Having regard to the pattern of development in the area the Board considered that the erection of a two storey house would interfere with the established character of the area, would seriously injure the amenities of the area and be contrary to the Wicklow County Development Plan Policy on infill housing. Furthermore, the limited separation distances between the proposed development and adjoining properties, would result in the loss of privacy arising from overlooking of neighbouring properties would seriously injure the residential amenities of adjoining properties, and would set an undesirable precedent for similar developments in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 7/11/2017

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Terry O'Niadh