



An  
Bord  
Pleanála

**Board Direction**  
**PL06F.249115**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on January 10<sup>th</sup> 2018.

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

### **Reasons and Considerations**

- 1 The 'retention' of completed development, as proposed, would contravene materially a Condition attached to an existing permission for development, being Condition No.2 of **F16B/0346**.
2. The proposed 'retention' of completed development at No.26 Glen Ellan Walk, by reason of its height, scale and bulk, would be out of character with existing residential properties in the vicinity, and would set a precedent for further inappropriate development in the vicinity of the application site. 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.

**Board Member**

**Date:** 10.01.18

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Paul Hyde