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Bord  
Pleanála

**Board Direction**  
**PL17.249171**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 6<sup>th</sup> March 2018.

The Board decided, by a 2:1 majority, to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the pattern of development in the area, the planning history, the narrowness of the site, and the proximity of the proposed development to adjacent dwellings, the Board agreed that the proposed development would not integrate satisfactorily in the streetscape, would seriously injure the amenities of property in the vicinity and, therefore, would not be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board had regard to the planning history of the appeal site, deficiencies in the submitted drawings, and the inadequacy of the shadow impact assessment submitted by the applicant at Further Information stage.

**Board Member**

**Date:** 6<sup>th</sup> March 2018

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John Connolly