



The submissions on this file and the Inspector's report were considered at a Board meeting held on February 8th 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. Having regard to the pattern of development in the area, it is considered that the proposed development, by reason of its design, scale, bulk, height and proximity to site boundaries, would seriously injure the residential amenities and depreciate the value of adjoining properties by reason of visual obtrusion and overshadowing. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development, by reason of its scale, bulk and height, would be out of character with the existing residential properties in the vicinity, and would constitute piecemeal development by failing to provide a coherent development proposal for the entire lands of which the subject site formed part. The proposed development would, therefore, seriously injure the visual amenities of the area and represent a haphazard approach to development, and would be contrary to the proper planning and sustainable development of the area

Note: The Board noted the alternative design submitted by the applicant with the appeal, and was of the view that this design was also fundamentally unacceptable, for similar reasons to those outlined in the reasons for refusal set out above. The Board also considered that the submission of a completely different design at appeal stage, which was materially different from the development that was the subject of the application, was inappropriate.

[Please issue a copy of this Direction with the Board Order.]

Board Member

Date: 8th February 2018

Philip Jones