



An  
Bord  
Pleanála

**Board Direction**  
**BD-001831-18**  
**ABP-302169-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/12/2018.

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

### **Reasons and Considerations**

It is considered that the proposed change of house plan, due to its excessive mass, scale, bulk and proportions and its elevated position on a coastal hillside, in an area designated of High Scenic Amenity in the current development plan, would not be capable of effective assimilation in the landscape in this location. It is considered that the proposed development would further erode the rural character of the area and would be out of character with the scale, form and character of existing traditional housing in the locality in conflict with Policy RH-P-1 of the Plan. It is considered that the proposed development would create a precedent for similar type development which would seriously injure the amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 04/12/2018

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Terry Ó Niadh