



An  
Bord  
Pleanála

**Board Direction**  
**BD-001993-18**  
**ABP-302272-18**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/12/2018.

The Board decided to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

It is considered by reason of its bulk and scale and significant departure from the house granted under planning reference P05/437 and by reason of the altered footprint and area from that for which permission was originally granted that the proposed development would be seriously injurious to the visual amenities of the area and to grant permission for this development would set a negative precedent and would therefore be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not consider that the development could be satisfactorily assimilated into the landscape and did not consider that the issue of economic viability was a relevant planning consideration in the context of this development.

**Board Member**

**Date:** 17/12/2018

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Paul Hyde