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The submissions on this file and the Inspector's report were considered at a meeting held on 10 March 2026.

The Commission decided to refuse permission in a 2:1 majority decision, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

**Planning Commissioner:**

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**Emer Maughan**

**Date:**

**10<sup>th</sup> day of March 2026**

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to the nature and layout of the site, together with its relationship to neighbouring properties, it is considered that the scale and architectural design of the proposed three-storey dwelling would result in a visually incongruous

feature in the streetscape which would fail to integrate with the adjacent terraced housing on Herberton Park. Furthermore, the proposed development, having regard to its internal floorspace composition, its relationship to the host dwelling, the suboptimal provision in terms of quality and quantity of private amenity space intended to serve a six bedroom dwellinghouse and the unsatisfactory positioning of windows and levels of daylight ingress to principle rooms would give rise to a poor standard of residential amenity for future occupants, and would impact the residential amenities of the existing dwelling at no. 29 Herberton Park. The proposal would therefore seriously injure the residential amenities of both existing and future residents of this site and result in poor quality residential consolidation which would be contrary to the proper planning and sustainable development of the area.