

submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

It is considered that, by reason of its bulk and scale and significant departure from the house granted under planning register reference number P.05/437 and by reason of the altered footprint and area from that for which permission was originally granted that the development proposed for retention and the proposed development would seriously injure the visual amenities of the area, 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.

Paul Hyde

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018.