



**Planner:** Dolores B. Vazquez

**Discussion:** The technical officer presented the application with a recommendation to refuse. No questions or comments were posed by the Board.

**The Board resolved to refuse the application, as received August 27, 2019 for the following reasons:**

1. The proposal is in conflict with policy ZON.11 of the Bermuda Plan 2008 given that the size of the development, site coverage and hard surfacing have clearly not been kept to a practical minimum, to the detriment of the physical and environmental characteristics of the Woodland Reserve Conservation Area.
2. The siting, scale and massing of the proposed development would dominate the hillside with manmade structures and is not in-keeping with, or sensitive to, the Conservation Area status of the lot and surrounding area, contrary to the requirements of Policy ZON.11, Chapter 3, Policies DSN.4, DSN.6 and DSN.11, Chapter 8, and Objective WDR(1), Chapter 19, of the Bermuda Plan 2008 to protect and enhance woodland areas which are of ecological, aesthetical and functional importance.

**ANY OTHER BUSINESS:** None

  
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Chairman of the Development Applications Board

13 August 2020  
\_\_\_\_\_  
Date