



An  
Bord  
Pleanála

**Board Direction**  
**BD-007031-20**  
**ABP-308263-20**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/11/2020.

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

### **Reasons and Considerations**

Having regard to the restricted size and nature of the subject site, and having regard to the substandard proposals for the provision of internal living space and private open space to serve the proposed new dwelling, it is considered that the proposed development would be seriously injurious to the residential amenity of the prospective occupants of the proposed dwelling. Furthermore, the proposed dwelling, by reason of its advanced building line and incongruent form and design, would detract from the established pattern and character of development at this location. The development would constitute haphazard overdevelopment of a restricted site and, by itself and by the precedent it would set for further such development, would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 25/11/2020

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Terry Ó Niadh