



An
Bord
Pleanála

Board Direction

PL61.246914

The submissions on this file and the Inspector's report were considered at a Board meeting held on September 27th 2016.

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

Reasons and Considerations

Having regard to the existing pattern of development in the vicinity of the site and in particular the proximity of adjoining residential property, it is considered that the proposed development would seriously injure the residential amenities of adjoining property by reason of overlooking, and would, by reason of the design of the box dormer element projecting from the rear roof plane, be visually obtrusive and out of character with the predominant roofscape in the area. The proposed development would, therefore, be contrary to the proper planning and development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the design of the proposed box dormer windows would be visually obtrusive, and out of character with the established pattern in the area, and also agreed with the points raised by the appellant (and observer) that, because of the proximity of the houses, the development would lead to undue levels of overlooking of private rear gardens of neighbouring properties.

Board Member: _____
Philip Jones

Date: 28th September 2016