



An  
Bord  
Pleanála

**Board Direction  
PL29S.247162.**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on November 29<sup>th</sup> 2016.

The Board decided to refuse permission for the reasons and considerations set out below.

### **Reasons and Considerations**

Having regard to Section 17.9.8 of the Dublin City Development Plan, to the sites orientation and the proximity of the proposed extension to No 4 Pembroke Road it is considered that it would result in further overshadowing of this property. The Board therefore considered that the proposed development would serious injure the residential amenities of adjoining properties and would be contrary to the proper planning and sustainable development of the area.

**Board Member** \_\_\_\_\_

**Date:** 29.11.16

Paul Hyde