



An
Bord
Pleanála

**Board Direction
PL29N. 247599**

The submissions on this file and the Inspector's report were considered at a Board meeting held on February 21st 2017.

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 its design and scale the Board considered that the proposed development would unduly overshadow and overbear windows serving habitable rooms on the ground floor of the neighbouring house to the north-west. It would therefore seriously injure the residential amenity of property in the vicinity of the site and therefore would be contrary to the proper planning and sustainable development of the area.

Board

Date:21.02.17

Member

Paul Hyde