



An  
Bord  
Pleanála

**Board Direction**  
**PL06D.248286**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on May 31<sup>st</sup> 2017.

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

### **Reasons and Considerations**

Having regard to the scale, height, design and extent of the proposed extensions to the front and rear, and to the prevailing pattern of existing development in the vicinity, it is considered that the proposed development would be visually domineering to the front and rear, would be obtrusive when viewed from residential properties on Ardagh Drive and Ardlui Park, and would lead to increased overlooking of residential properties to the rear. The proposed development would injure the existing character of Ardagh Drive to the front, and would seriously injure the residential amenities of properties to the rear. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board concurred with the view of the Planning Authority in relation to the proposed development, and did not agree with the Inspector that the Authority had adopted a rigid approach in relation to the subject development. Furthermore, the Board considered that the rear extension (even as modified as part of the appeal) would be unacceptable in its context, and would impact negatively on the residential amenities of properties to the rear.

**Board Member**

**Date:** 7<sup>th</sup> June 2017

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Philip Jones