



An
Bord
Pleanála

Board Direction
PL08.248504

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29th September 2017.

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

Reasons and Considerations

1. Having regard to the restricted nature of the site and the pattern of development in the area, it is considered that the proposed development (including the development proposed to be retained), by reason of its overall design, scale, height and positioning on site relative to the site boundary, would seriously injure the residential amenity of the adjoining properties, in particular to the north by reason of visual obtrusion, overbearing impact, overlooking and overshadowing. Furthermore, the proposed development would adversely affect the development potential of the adjoining lands thereby seriously injuring the amenities and depreciating the value of property in the vicinity of the site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date:

John Connolly