



An
Bord
Pleanála

Board Direction
PL 03 248621

The submissions on this file and the Inspector's report were considered at a Board meeting held on September 26th 2017.

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

Reasons and Considerations

The proposed development would be excessive in form, scale and height relative to the existing and adjoining dwellings and would be incompatible with the established pattern and character of uniform, modest sized semi-detached dwellings in the streetscape, particularly with regard to the extent of the front facing roof slope incorporating a window in the wrap around element at the side. The proposed development would devalue and seriously injure the residential amenities of the adjoining property to the north side due to visual dominance and obtrusiveness, an excessive sense of enclosure and overbearing impact and, obstruction of access to sunlight and daylight at the rear. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 26.09.17

Paul Hyde