



An
Bord
Pleanála

Board Direction
PL06F.248627

The submissions on this file and the Inspector's report were considered at a Board meeting held on September 20th 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, by reason of its close proximity and relationship with site boundaries of adjoining properties numbers 9a and 9 Briarwood Lawn, whose rear private amenity spaces are small in size, would result in unacceptable levels of overbearing onto number 9a in particular and reduce its outlook. It would also have the potential to result in indirect overlooking at first floor level onto the modest private amenity space associated with house number 9. The proposed development would, therefore, seriously injure the residential amenities of adjoining property and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 20th September 2017

Philip Jones