



An  
Bord  
Pleanála

**Board Direction**  
**PL17.248749**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on September 20<sup>th</sup> 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 size and scale and its close proximity to the side boundary and rear amenity space of the adjoining semi-detached dwelling to the south-east, No. 7 Russell Court, would result in unacceptable overshadowing and loss of daylight of the rear garden serving the adjoining dwelling in evening periods and would have unacceptable overbearing impact when viewed from the rear of the adjoining dwelling. The proposed development would, therefore, seriously injure the residential amenities of this adjoining property and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** September 20<sup>th</sup> 2017

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Philip Jones