



An  
Bord  
Pleanála

**Board Direction**  
**PL04.248775**

---

The submissions on this file and the Inspector's report were considered at a Board meeting held on 8<sup>th</sup> December 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 site location and the pattern of development in the area, it is considered that the proposed development, by reason of its overall design, height and positioning on site relative to the adjacent property to the immediate north, would result in an overbearing form of development which would overshadow the adjoining property and would seriously injure the residential amenities of this property. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 8<sup>th</sup> December 2017

---

Maria FitzGerald

