



An  
Bord  
Pleanála

**Board Direction**  
**PL26 249237**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 5<sup>th</sup> February, 2018.

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

### **Reasons and Considerations**

Having regard to the pattern of development in the area and to the nature and scale of the proposed development, it is considered that the proposed development would have an overbearing impact, including causing unacceptable overlooking relative to the adjoining dwelling to the south, seriously injuring existing residential amenity and would also give rise to overdevelopment of a restricted site. The proposed development would, therefore, be contrary the proper planning and sustainable development of the area.

**Board Member**

**Date:** 05.02.2018

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Terry Prendergast