



An
Bord
Pleanála

Board Direction
BD-000166-18
ABP-300125-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on April 5th 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 existing pattern of development in the vicinity of the site and in particular the proximity of adjoining residential property, it is considered that the proposed development would seriously injure the residential amenities of adjoining property by reason of overlooking, and would, by reason of the size and scale of the dormer element projecting from the rear roof plane, be visually obtrusive and out of character with the predominant roofscape in the area. The proposed development would, therefore, be contrary to the proper planning and development of the area.

Board Member

Date: 5th April 2018

Philip Jones