



An
Bord
Pleanála

Board Direction
BD-000574-18
ABP-300183-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/06/2018.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the planning history of the site, to the pattern of development in the vicinity of the proposed development including the close proximity of the development to the private amenity spaces serving adjoining residential properties, to the significant difference in levels between the site of the proposed development and the adjoining residential properties to the south and east, and to the details of the recently constructed high boundary walls, the board considered that the proposed development would have an overbearing visual impact on the adjoining dwellings to the south and east and would therefore seriously injure the residential amenities of properties in the area. The proposed development would, therefore be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board was not satisfied that the proposed development including the high walls that have been constructed on site, would not have serious impacts on adjoining residential property to the south and east by reason of overshadowing and the overbearing nature of the walls. Furthermore, and based on the documentation

submitted, the Board is not satisfied that the walls as constructed along the south and east boundary are exempted development.

Board Member

Date: 25/06/2018

Maria FitzGerald