



An
Bord
Pleanála

Board Direction
BD-000841-18
ABP-300373-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/07/2018.

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

Reasons and Considerations

Having regard to the size of the site and the extent of the two storey element in close proximity to boundary of no. 36 Rathmore Avenue, it is considered that the proposed development would be overbearing, would result overshadowing and would seriously injure the amenities of the adjoining residential property. 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 tended to agree with the Planning Authority and did not consider the revisions submitted with the appeal on the 1st December 2017 had addressed the Planning Authority's reason for refusal.

Note: The Board considered the architectural approach was generally acceptable with the exception of the extent of the two storey element of the proposed development.

Board Member

Date: 01/08/2018

Eugene Nixon