



An  
Bord  
Pleanála

**Board Direction**  
**BD-000308-18**  
**ABP-300632-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/05/2018.

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

### **Reasons and Considerations**

Having regard to the restricted nature and prominent location of this corner site and the established pattern of development in the surrounding neighbourhood, it is considered that the proposed development by reason of its scale, form and design would constitute overdevelopment of a limited site area, would result in inadequate open space and would be visually obtrusive on the streetscape and out of character with development in the vicinity. Furthermore, the location of high level windows on the boundary wall with No.76 is unacceptable. The proposed development would, therefore, seriously injure the amenities of the area and would 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 did not share the Inspector's view that the development would not be an incongruous insertion on the streetscape, and would not detract from the visual or residential amenities of the area.

**Board Member**

**Date:** 11/05/2018

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Michelle Fagan