



An
Bord
Pleanála

Board Direction
BD-000358-18
ABP-300654-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/05/2018.

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

Reasons and Considerations

Having regard to the limited area and its relationship to adjoining property, it is considered that the proposed development represents inappropriate overdevelopment of a cramped backland site, would be out of character with the pattern of development in the area, would be visually obtrusive and detached from the established building line, would set a negative precedent for similar backland development and would seriously injure the amenities of 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 considered that the proposed development would undermine the character and pattern of development in the area and would seriously injure the amenity of property in the vicinity.

Board Member

Date: 24/05/2018

Eugene Nixon