



An
Bord
Pleanála

Board Direction
BD-000579-18
ABP-301094-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on June 26th 2018.

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

Reasons and Considerations

Having regard to the bulk, height and massing of the proposed two storey extension, and its proximity to adjoining property to the north, it is considered that the proposed development would lead to a significant loss of light to the windows of the rear extension of that property and to the first floor rear window of that property. The proposed development would, therefore, seriously injure the amenities of property in the vicinity, by reason of overshadowing, 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 accept that the level of overshadowing of the adjoining property to the north would not be significant or negative, and was of the view that the shadow projection drawings submitted by the appellant gave a reasonable indication of the impacts of the proposed two storey extension on the amenity of the residents of this property.

Board Member

Date: 26th June 2018

Philip Jones