



An  
Bord  
Pleanála

**Board Direction**  
**BD-000586-18**  
**ABP-301127-18**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/06/2018.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the established character and pattern of development in the area, it is considered that the building proposed for retention, by reason of its overall design, scale, and proximity to site boundaries, seriously injures the residential amenities of property in the vicinity by reason of its overbearing effect on the neighbouring dwellings, resultant loss of outlook, and visual obtrusion. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 29/06/2018

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Michelle Fagan