



An
Bord
Pleanála

Board Direction
BD-000751-18
ABP-301292-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/07/2018.

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 height, massing and site layout it is considered that the proposed development would be overbearing in relation to the existing properties at no.21 and No.23 Vernon Gardens and would result in a loss of amenity to these properties. Furthermore, it is considered that the proposed private open space, which is reliant on screening (to avoid overlooking), would lead to unacceptable loss of residential amenity to future occupants and would therefore be contrary to the proper planning and development of the area.

Board Member

Date: 23/07/2018

Michelle Fagan