



An  
Bord  
Pleanála

**Board Direction**  
**BD-000810-18**  
**ABP-301501-18**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/07/2018.

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

### **Reasons and Considerations**

Having regard to the pattern of development in the area and the scale of development proposed, it is considered that the proposed extension, by reason of its scale, height, extensive glazing and proximity to site boundaries, would seriously injure the residential amenities of adjoining properties by reason of visual obtrusion, overlooking and overbearing. 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 roof height, height of terrace level, extent of glazing and resultant light pollution, the location of windows in close proximity to the site boundaries have an unacceptable impact on the amenities of adjacent properties, and that a reduction in the length of the extension would not satisfactorily mitigate those impacts.

**Board Member**

**Date:** 31/07/2018

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Michelle Fagan