



An
Bord
Pleanála

Board Direction
BD-001088-18
ABP-301528-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on September 11th 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 proposed development, by reason of its design, bulk, scale and proximity to the site boundary, would be visually incongruous and would have an overbearing impact on adjoining properties and as such would seriously injure the residential amenities of the adjoining properties. Furthermore, it is considered that the proposed development would have a negative impact on the character and setting of the existing dwelling at No. 30 Wolf Tone Square West and detract from the residential and visual amenities of this property. The proposed development would, therefore, represent overdevelopment of this site and would seriously injure the residential amenities of adjoining property, and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 11th September 2018

Philip Jones