



An  
Bord  
Pleanála

**Board Direction**  
**BD-001569-18**  
**ABP-301598-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/11/2018.

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 scale and positioning of the proposed development and to the established pattern of development in the area, the Board considered that the extension and sub-division of the dwelling into 2 no. dwellings, by reason of proximity to site boundaries and off-set appearance, would seriously injure the visual amenities at this prominent corner location and would be incompatible with the architectural character of the area. The proposed development would set an undesirable precedent for similar type developments and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 08/11/2018

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Stephen Bohan