



An  
Bord  
Pleanála

**Board Direction**  
**BD-001093-18**  
**ABP-301649-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/09/2018.

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

### **Reasons and Considerations**

The proposed porch extension, having regard in particular to the proposed replacement and extension to the existing niche in which the front entrance is located within a projecting element beneath a new pitched roof and forward of the front building line of the existing pair of semi-detached houses, would be visually obtrusive, out of character with and, seriously injurious to the symmetry and integrity of the existing pair of semi-detached dwellings particularly the upper façade hipped roof profile and adjoining partial hipped profile at the front above ground floor level. As a result, the proposed development would seriously injure the visual and residential amenities of the existing pair of houses and residential property in the vicinity. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 12/09/2018

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Stephen Bohan