



An
Bord
Pleanála

Board Direction
BD-000922-18
ABP-301670-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/08/2018.

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 nature of the proposed development located to the rear of an existing single storey dwelling house, it is considered that the proposed development would constitute overdevelopment of the site, would seriously injure the visual and residential amenities of the adjacent property by reason of loss of private residential amenity area. Furthermore, the Board considered that the proposed development of a two storey dwelling house on a restricted site with no private open space would also provide substandard residential amenity for the future occupants of the proposed dwelling. The Board therefore considered that the proposed development was contrary to the proper planning and sustainable development of the area.

Board Member

Date: 14/08/2018

Maria FitzGerald