



An  
Bord  
Pleanála

**Board Direction**  
**BD-001421-18**  
**ABP-301681-18**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/10/2018.

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

### **Reasons and Considerations**

The proposal is for the retention of a rear extension to an existing very small dwelling house. This extension has a mono-pitched roof, the specification of which is linked inextricably to the inclusion within the overall roof space of an upper floor, the design of which would be inherently unsuited to habitable use. Its northern elevation is visible above the common boundary wall between the site and the adjoining rear yard to the north and the presence of this elevation significantly reduces the lighting to this yard and the ground floor windows of the three dwelling houses that abut it. Consequently, the retention of the rear extension is seriously injurious to the amenities of the adjoining and adjacent residential properties and so to accede to it would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 23/10/2018

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Michelle Fagan