



An  
Bord  
Pleanála

**Board Direction**  
**BD-001701-18**  
**ABP-301682-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20.11.18.

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 design of the dwelling is considered inappropriate and unsympathetic to the form and character of the existing traditional cottages adjoining the site. It is considered that the proposed development, by reason of its location within the rear and side garden of an existing house and its incongruity in relation to the pattern and character of the existing residential development in the immediate vicinity would constitute undesirable backland development and set an undesirable precedent for similar development within the area. The proposed development would injure the amenities of property in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 20/11/2018

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Paul Hyde