



An
Bord
Pleanála

Board Direction
BD-001429-18
ABP-301713-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on October 23rd 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, length and design of the first floor, it is considered that the proposed development would be overbearing in relation to the existing properties to the east and west of the proposed mews dwelling and would seriously injure the residential amenities of these properties. Furthermore, it is considered that the proposed private open space at first floor level, which is reliant on screening (in order to avoid overlooking), would lead to an unacceptable loss of amenity to future occupants. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 23rd October 2018

Philip Jones