



An  
Bord  
Pleanála

**Board Direction**  
**BD-001207-18**  
**ABP-301745-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/09/2018.

The Board decided to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the design, scale and layout of the proposed dwellings, to the planning history and the existing pattern of development in the area, the board considered that the proposed development would give rise to overlooking and have an overbearing impact on adjacent properties. The board therefore considered that the proposed development would seriously injure the visual and residential amenities of properties in the vicinity and was not in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed layout and fenestration design of House A would raise material issues in respect of the adjoining properties and that amending the layout and removing the vertical element of the window as suggested by the Inspector would seriously injure the residential amenity of future occupants by having a bedroom lit only by a roof light. The Board noted that permission already existed for a single dwelling on this site and therefore concurred with the views of the planning authority.

**Board Member**

**Date:** 27/09/2018

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Maria FitzGerald