



An
Bord
Pleanála

Board Direction
BD-000991-18
ABP-301771-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/08/2018.

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

Reasons and Considerations

Having regard to the location of the site to the rear of an existing dwelling, in close proximity to existing and proposed dwellings, it is considered that the proposed dwelling, by reason of the scale, bulk and height of the two-storey element would give rise to serious injury to residential amenity in the vicinity and as such would not be 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 noted the concerns of the inspector with regard to the bulk and appearance of the two-storey section of the house and the size and extent of the roof which would render it domineering and over-bearing when viewed from surrounding property. The Board decided that it was not appropriate to deal with this matter by way of condition.

Board Member

Date: 27/08/2018

Stephen Bohan