



An  
Bord  
Pleanála

**Board Direction**  
**BD-001278-18**  
**ABP-301794-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/09/2018.

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

### **Reasons and Considerations**

1. Having regard to the established pattern of development in the vicinity, it is considered that the proposed development, by reason of the excessive scale and height of the dwelling house, the lack of sufficient usable private open space for both the existing house at No. 2a and the proposed dwelling, and by reason of the proximity of the proposed dwelling house to adjoining residential properties, would be visually incongruous and be out of character with the existing pattern of development in the area, and of the streetscape, and would result in overlooking of neighbouring properties and present an overbearing form of development, and as a result, would seriously injure the amenities of the area and of properties in the vicinity. The proposed development is considered to be overdevelopment of a restricted site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the proposed new vehicular entrance, on a bend in the road with very restricted visibility, it is considered that the

proposed development would, therefore, endanger public safety by reason of traffic hazard.

**Board Member**

**Date:** 05/10/2018

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Stephen Bohan