



An  
Bord  
Pleanála

**Board Direction**  
**BD-001142-18**  
**ABP-301879-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/09/2018.

The files for ABP-301879-18 and ABP-301881-18 were considered together by the Board.

The Board decided to refuse permission for ABP-301879-18, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. It is considered that the proposed house by reason of its scale and positioning adjacent to the adjoining boundary lines of the adjoining residential property, no. 88 Trees Road Upper, would have an overbearing impact, would be visually obtrusive, would overlook and would seriously injure the residential amenities of the adjoining property. As such the development would detract from the amenities of adjoining property, would be out of character with, and fail to respect the established pattern of development in the vicinity, and would set an undesirable precedent for similar type of development in the area. The proposed development would, seriously injure the residential amenity of the area and would, therefore be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 20/09/2018

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Maria FitzGerald