



An
Bord
Pleanála

Board Direction
BD-001126-18
ABP-301880-18

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

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

Reasons and Considerations

Having regard to the limited size of the site and the scale of the development proposed, in particular the length and height of the southern aspect, and its seriously inadequate provision of private open space for the proposed occupants of the dwelling, it is considered that the proposed development would be an inappropriate form of development at this location and would represent significant overdevelopment of this constrained site and would have an overbearing impact on existing rooms to the rear of the adjoining dwellings. The proposed extension would, therefore be contrary to Section 16 and Appendix 17 of the development plan, would seriously injure the amenities of the area and of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 18/09/2018

Michelle Fagan