



An
Bord
Pleanála

Board Direction
BD-001779-18
ABP-302177-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/11/2018.

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

Reasons and Considerations

Having regard to its scale, height, proximity and orientation, it is considered that the development proposed to be retained, and as revised in the appeal submission, would have a significant negative impact on the amenities of No. 3 and No. 4 Melrose Court in terms of overbearing, and overshadowing/loss of sunlight and would seriously injure the residential amenity of these dwellings and the visual amenity of the surrounding area and would, therefore, be contrary to 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 development proposed to be retained, and as revised in the appeal submission, would cause an unacceptable level of overshadowing and deprivation of sunlight to the north-facing rear garden of the adjoining dwelling.

Board Member

Date: 28/11/2018

John Connolly