



An  
Bord  
Pleanála

**Board Direction**  
**BD-002009-18**  
**ABP-302234-18**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/12/2018.

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

### **Reasons and Considerations**

The site is located between the road and the sea along a scenic touring route, which is a section of the Wild Atlantic Way, where the shoreline is visible from the public road. The proposed extension would significantly increase the scale and visibility of the existing semi-detached cottage, would not be subservient to the host dwelling, would diminish the character of this vernacular dwelling, and would seriously detract from the quality of the landscape in this sensitive area. The proposed development would therefore and be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 18/12/2018

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Paul Hyde