



An
Bord
Pleanála

Board Direction
BD-001811-18
ABP-302320-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/11/2018.

The Board considered this case *de novo* and decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the height of the development proposed to be retained, and to its design which would prevent the effective maintenance of the existing shared boundary treatment, it is considered that the development proposed to be retained would seriously injure the visual and residential amenity of the adjoining property to the east 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 amended as recommended by the Inspector, would prevent the effective maintenance of the existing shared boundary treatment.

Board Member

Date: 30/11/2018

John Connolly