



An
Bord
Pleanála

Board Direction
BD-001888-18
ABP-302395-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on December 10th 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 proposed development is located on a constrained site, in close proximity to adjoining residential properties. It is considered that the proposed house, by reason of its scale, its height and its proximity to adjoining properties, would have an overbearing impact on these properties, would overlook the private open space of the adjoining properties and would thereby seriously injure the residential amenities of these adjoining properties. Furthermore, by reason of its scale, height and design, it is considered that the proposed development would be visually obtrusive in its surroundings, would be out of character with the established pattern of development in the vicinity, including breaching the established building lines of adjoining dwellings, and would represent over development of the site. The proposed development would, therefore, seriously injure the residential amenities of property in the vicinity, would be visually unacceptable and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 10th December 2018

Philip Jones