



An
Bord
Pleanála

Board Direction
BD-002030-18
ABP-302520-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/12/2018.

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

Reasons and Considerations

1. Having regard to the restricted nature of the site, it is considered that the proposed development, by reason of the inadequate provision of good quality private open space, would result in a substandard form of development. The proposed development would, therefore, constitute over development of the site and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the restricted size and configuration of the site, it is considered that the proposed development, by reason of its overall design and proximity to an existing dwelling house, would result in an unacceptable reduction in the established levels of residential amenity of the neighbouring property to the immediate south by reason of overshadowing and a loss of daylight / sunlight. The proposed development would, therefore, seriously injure the amenities of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 21/12/2018

Stephen Bohan