



An  
Bord  
Pleanála

**Board Direction**  
**BD-002365-19**  
**ABP-302648-18**

---

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/02/2019.

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

### **Reasons and Considerations**

It is considered that the proposed extension, by reason of its layout, height, proximity to existing properties and orientation, would overshadow the residential amenities situated to the west of the appeal site, would be visually obtrusive and would seriously injure the residential amenities of adjoining properties. The proposal would detract from the amenities of adjoining properties, would be out of character with, and fail to respect the established pattern of development in the vicinity, and would set an undesirable precedent for similar type of development in the area. The proposed development would seriously injure the residential amenity of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 14/02/2019

\_\_\_\_\_  
Stephen Bohan

**Note:** The Board also noted the non-compliance with the previous Board decision (PL 08.229466), specifically Condition 6 (c), but decided not to include this as an additional reason having regard to the substantial reason for refusal above.

*[Please issue a copy of this Direction to the parties, with the Board Order.]*