



An  
Bord  
Pleanála

**Board Direction**  
**BD-002392-19**  
**ABP-302790-18**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/02/2019.

The Board decided to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

It is considered that the proposed development, by reason of its proximity and location relative to the neighbouring residential property to the north, would result in the loss of light, overshadowing and overbearing of the neighbouring residential property. The proposed development would, therefore, seriously injure the residential amenities of property in the vicinity and depreciate the value of same and thus would 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 did not agree that the proposed development would not seriously injure the residential amenities of adjoining dwellings. Therefore, the proposed development would not be in accordance with the proper planning and sustainable development of the area.

**Board Member**

**Date:** 20/02/2019

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Stephen Bohan