



An
Bord
Pleanála

Board Direction
BD-001864-18
ABP-302827-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/12/2018.

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

Reasons and Considerations

Having regard to the two storey nature of the proposed development, its proximity to the boundary with the adjoining dwellings to the west (No.6 Belfry Place) and south east (No.31 Scholars Walk) together with the degree to which the proposed two storey extension would extend beyond the existing rear building line of No.6 Belfry Place, it is considered that the proposed development would result in a significant negative impact on the residential amenity of these adjoining properties by virtue of overbearing visual impact, visual intrusion and overlooking. The proposed development would therefore be contrary to Objectives DMS29 and DMS43 of the Fingal Development Plan, 2017-2023, would seriously injure the amenities and depreciate the value of these residential properties and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 05/12/2018

Stephen Bohan