



An
Bord
Pleanála

Board Direction
BD-002735-19
ABP-303140-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/04/2019.

The Board decided, by a majority of 2:1, to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the design and positioning of the extract ducting on Barry's Lane which does not extend above the eaves height of the building, that it is considered that the development for which retention is sought would seriously injure the visual amenities of the area and residential amenities of property in the vicinity. As such the development for which retention is sought would be contrary to the ppsd of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the extract duct visually detracts from the building and from Barry's Lane. It also was not satisfied that injury to residential amenities from odour arising from the extract duct would not arise. A ducting system of more discreet design which extracts above eaves height may resolve this matter.

Board Member

Date: 08/04/2019

Terry Prendergast