



An
Bord
Pleanála

Board Direction
BD-002822-19
ABP-303204-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/04/2019.

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

Reasons and Considerations

Having regard to the scale and proximity of the proposed development relative to residential property to the north, the board considered that the proposed development would be overbearing and would negatively overshadow these properties and their gardens. The proposed development would seriously injure the amenities of residential property in the vicinity and would therefore 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 consider that the design of the proposed development as submitted, had addressed the previous reason for refusal of a development on this site in relation to residential amenity (Ref: 29S.218778) and considered that the overshadowing and obtrusiveness of the proposed development remained unacceptable and that permission should be refused accordingly

Board Member

Date: 15/04/2019

Maria FitzGerald