



An
Bord
Pleanála

Board Direction
BD-002438-19
ABP-303266-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/02/2019.

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

Reasons and Considerations

The appeal site is zoned 'A' where the stated objective is 'to protect and/ or improve residential amenity.' Having regard to its scale, height and bulk, and its proximity to the property to the north, it is considered the proposed dwelling on a constrained site would give rise to overbearing and overshadowing impacts on adjoining property and would be seriously injurious to the residential and visual amenities of the area. The proposed development would constitute overdevelopment of a restricted site and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 26/02/2019

Paul Hyde