



An
Bord
Pleanála

Board Direction
BD-003143-19
ABP-303323-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/05/2019.

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

Reasons and Considerations

The proposed first floor extension to the rear of an existing single storey cottage which has been previously extended at ground floor level would by reason of its scale and bulk result in overdevelopment of the site which would have an adverse impact on the scale and character of the existing dwelling and by reason of overshadowing and loss of aspect be seriously injurious to the residential amenities of adjoining occupiers. The proposed development would set an undesirable precedent for similar development of this type. The proposed would therefore be contrary to the provisions of the development plan 2016-22 and to the proper planning and development of the area.

Board Member

Date: 27/05/2019

Michelle Fagan