



An  
Bord  
Pleanála

**Board Direction**  
**BD-003175-19**  
**ABP-303658-19**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/05/2019.

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

#### **Reasons and Considerations**

Having regard to the pattern of development in the area and taking account of the scale, mass and design layout of the proposed development, the Board considered that the proposed development would be excessive in scale and size, would have a significant overbearing impact and give rise to excessive overlooking of the adjoining properties along the southern boundary of the site at Stratford Haven. The proposed development would seriously injure the residential amenities in the area and would therefore be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 29/05/2019

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Dave Walsh