



An  
Bord  
Pleanála

**Board Direction**  
**BD-003156-19**  
**ABP-303874-19**

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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**

Having regard to the topography and prominent location of the site and the established pattern of development on adjoining lands it is considered that the proposed development by reason of its scale, form and design would constitute an inappropriate form of development, would overlook and be overbearing on properties to the south and would be visually obtrusive and out of character with development in the vicinity. The proposed development would therefore seriously injure the residential amenities of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 28/05/2019

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John Connolly