



An
Bord
Pleanála

Board Direction
BD-004060-19
ABP-304157-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17th September 2019.

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

Reasons and Considerations

1. It is considered that the proposed development immediately abutting the eastern wall of No. 9 Carmelite Cottages, an existing end of terrace 2-storey dwelling house where there are 3 existing side windows, would result in an unacceptable reduction in the established levels of residential amenity of the adjoining property (No. 9 Carmelite Cottages) by reason of a loss of daylight / sunlight (due to the resultant blocking of these 3 existing windows). The proposed development would, therefore, seriously injure the residential amenity of the neighbouring property and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the applicant has not sufficiently demonstrated that adequate rear access along the southern site boundary has been provided to allow for rear access for house Nos.9 and 9A.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not concur with the Inspector's assessment that the proposed

development would not seriously injure the amenities of property in the vicinity, for the reason outlined in the Board Order.

Board Member

Date: 18/09/2019

Stephen Bohan