



An
Bord
Pleanála

Board Direction
BD-003933-19
ABP-304281-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/8/2019.

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

Reasons and Considerations

1. Having regard to the proposed height, design and depth of the hipped roof and ensuite extension it is considered that the proposed extension, in its entirety would be overly dominant and appear overbearing when viewed from the adjoining property to the north: No.11 The Rise. The proposed development would, therefore, seriously injure the amenities and depreciate the value of property in the vicinity and be contrary to the proper planning and sustainable development of the area.
2. The proposed development would contravene materially a condition attached to an existing permission for development namely, condition number 3 attached to the permission granted by the Planning Authority under planning register reference number file D18A/0926 which required the ensuite element of the first-floor rear extension be omitted and the remaining first floor extension have a flat roof.

Board Member

Date: 30/08/2019

Paul Hyde