



An
Bord
Pleanála

Board Direction
BD-003923-19
ABP-304283-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/08/2019.

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 limited size of the site and the scale of development proposed, it is considered that the proposed development would result in an unsatisfactory standard of residential amenity for future and existing occupants of the house and result in overdevelopment of the site by reason of inadequate provision of good quality open space to the rear of the dwelling. The proposed development would, therefore, be contrary to the proper planning and sustainable development.
2. Having regard to the design, height and layout of development proposed, it is considered that the proposed extension, by reason of its scale, bulk and proximity to the neighbouring site boundaries, would seriously injure the residential amenities and depreciate the value of adjoining property to the south by reason of visual obtrusion. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 30/08/2019

John Connolly