



An
Bord
Pleanála

Board Direction
BD-003860-19
ABP-304451-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22nd August 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 the considerable level differences both within the subject site and with adjoining sites, it is considered that the proposed development, because of its scale, bulk and proximity to site boundaries, and its height relative to the ground levels of adjoining houses and their private open space areas, would seriously injure the residential amenities of those properties by reason of overlooking and significant overbearing impact. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 23rd August 2019

Philip Jones