



An  
Bord  
Pleanála

**Board Direction**  
**BD-004685-19**  
**ABP-304936-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/12/2019.

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

### **Reasons and Considerations**

The proposed development by reason of its excessive height and bulk and its pitched roof profile would constitute an incongruous and visually obtrusive form of development on a site of limited depth from front to rear. Notwithstanding the modifications to the design put forward as part of the appeal it is considered that the proposed development would have an overbearing impact seriously injuring existing residential amenity and would also give rise to overshadowing. The proposed development would, therefore, seriously injure the visual amenity of the established residential development in the vicinity and particularly that of the adjacent properties to the north. The proposed development would, accordingly, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 09/12/2019

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Paul Hyde