



An  
Bord  
Pleanála

**Board Direction**  
**BD-004741-19**  
**ABP-305361-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/12/2019.

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

### **Reasons and Considerations**

Having regard to the narrow width, shallow depth and orientation of the application site, to the proposed positioning of a two-storey dwelling on the party boundary with No. 16 St. Columba's Road Upper which is positioned due north of the site, and to the inadequate quantum of private open space proposed to serve the existing dwelling, it is considered that the proposed development would seriously injure the residential amenities of property in the vicinity by reason of overbearing and overshadowing, and of the existing dwelling on the site by reason of an inadequate quantum of private open space, and would constitute over-development of the site. The proposed development would, therefore, be contrary to the proper planning and development of the area.

**Board Member**

**Date:** 09/12/2019

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John Connolly