



An  
Bord  
Pleanála

**Board Direction**  
**BD-005220-20**  
**ABP-305402-19**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/02/2020.

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 size, width, height and massing of the proposed development, and the orientation of the four three-storey houses on the northern boundary of a constrained urban site in immediate proximity to existing residential dwellings, the Board considered that the proposed development would have an unacceptable overbearing impact on existing dwellings and that it constituted over development of a restricted site. Furthermore, the Board considered that the proposed development, which introduces multiple new accesses onto an existing laneway, and where the house windows utilise obscured glass or timber baffle screens in order to mitigate the potential for overlooking of adjacent dwellings, would adversely affect the existing and proposed users of the laneway and would provide a substandard level of residential amenity for future residents. The proposed development would, therefore, seriously injure the residential amenities of the area and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 20/02/2020

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Maria FitzGerald