



An  
Bord  
Pleanála

**Board Direction**  
**BD-004888-20**  
**ABP-305417-19**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/01/2020.

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 location and limited size of the site, the design and layout of the development for which retention permission is sought, and to the works proposed, it is considered that the proposed development, would result in an unsatisfactory standard of residential amenity both for future occupants of the proposed development and the occupants of no. 35 Balfe Road, and would set an undesirable precedent for similar developments. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area

**Board Member**

**Date:** 10/01/2020

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Michelle Fagan