



An  
Bord  
Pleanála

**Board Direction**  
**BD-004893-20**  
**ABP-305443-19**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/01/2020.

The Board decided to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the limited size of the usable floor areas in conjunction with the limited aspect from fenestration in the roof of the bedrooms on the second floor, the Board was concerned that the proposed development would result in an unsatisfactory standard of residential amenity for future occupants. The proposed development would, therefore, seriously injure the residential amenities of the area and be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board was not satisfied that the bedrooms within the attic space provided a satisfactory quality of residential amenity for future occupants of the apartments in terms of the usable floor area with adequate height and the limited aspect or view from the rooflight fenestration, in comparison with the proposals for these rooms that were initially submitted with the proposed application.

**Board Member**

**Date:** 13/01/2020

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Maria FitzGerald