



An
Bord
Pleanála

Board Direction
BD-005703-20
ABP-305580-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 1st, 2020.

The Board decided, on a vote of 2 to 1, 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 orientation of the proposed development, relative to adjoining property to the north-east, it is considered that the proposed extension, by reason of its design, scale, form and location, would seriously injure the residential amenities of the adjoining property by reason of overshadowing. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: In making its decision, the Board noted the option of an alternative design, suggested by the Inspector in paragraph 6.6 of her report, but considered that such an amendment would be a material change to that for which permission was sought, and could not be imposed by condition, and that therefore a refusal of the submitted design was necessary.

[Please issue a copy of this Direction to the parties with the Board Order.]

Board Member

Date: 6th May 2020

Philip Jones