



An
Bord
Pleanála

Board Direction
BD-005200-20
ABP-305899-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/02/2020.

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

Reasons and Considerations

The Board considered that the proposed development, by reason of the depth, at two storey level, beyond the rear building line of the original house is excessive in proportion to the original dwelling and constitutes overdevelopment, and having regard to the proximity to the party boundary with the adjoining property to the north, the proposed development, and by reason of mass and height, would be overbearing and would overshadow the rear elevation windows at ground floor level and the rear garden of the adjoining property to the north side. As a result, the proposed development would constitute overdevelopment, would seriously injure to the residential amenities of the adjoining property, would depreciate its value and, would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 20/02/2020

Paul Hyde