



An
Bord
Pleanála

Board Direction
BD-005854-20
ABP-306815-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/05/2020.

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

Reasons and Considerations

The proposed extension, by virtue of its location would be constructed within the permitted and designated landscaped strip, which runs along the boundaries of the Auburn development and the neighbouring residential development of Castle Court, thereby infringing the side building line determined by An Bord Pleanála and would contravene condition number three of PL 29 N. 127748,. Consequently, the proposed development, in itself, or by the precedent it would establish for similar development in this vicinity, for the construction of extensions within a designated landscaped strip, would contravene a condition of the parent permission, the purpose of which is the protection of the residential amenity of adjacent dwellings and would be injurious to their residential amenity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 29/05/2020

Michelle Fagan