



An  
Bord  
Pleanála

**Board Direction**  
**BD-006391-20**  
**ABP-306862-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/09/2020.

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 constrained nature of the proposed site, it is considered that the proposed development, by reason of the revised configuration of the northern site boundary would constitute overdevelopment of a restricted site which would seriously injure the residential amenities of No.19 Hampton and the future occupants of the proposed development. In particular, it is considered that the revised boundary which reduces the separate distance between No.19 Hampton and the proposed development would seriously injure the residential amenities of No.19 Hampton and would also result in a greater degree of overlooking of the private garden space of the proposed development from the 1<sup>st</sup> floor windows in the side elevation of No. 19 Hampton. The proposed development would, therefore, seriously injure the amenities of the area and of property in the vicinity and would not provide a satisfactory level of residential amenity for future occupants. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 03/09/2020

---

Maria FitzGerald