



An  
Bord  
Pleanála

**Board Direction**  
**BD-006367-20**  
**ABP-306940-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/08/2020.

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 nature and prominent location of this corner site and the proximity of adjoining properties, the Board considered that the proposed development, by reason of its scale, would constitute overdevelopment of the site and seriously insure the amenities of adjoining properties. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Note:** The Board considered that whilst the principle of a dwelling at this location was acceptable and the concept of a well-designed contemporary structure would be appropriate, the area of the proposed dwelling and its relationship to the adjoining property was excessive and required further consideration and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 31/08/2020

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Paul Hyde