



An
Bord
Pleanála

Board Direction
BD-006477-20
ABP-307130-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/09/2020.

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

Reasons and Considerations

1. Having regard to the location of the proposed development on elevated ground above the neighbouring dwelling to the east and to the two-storey nature and design of the proposed development including two balconies at first floor and the proximity of the development to the eastern site boundary, it is considered that the proposed development would have an overlooking impact seriously injuring existing residential amenity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 16/09/2020

Stephen Bohan