



An
Bord
Pleanála

Board Direction
BD-006356-20
ABP-307238-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/08/2020.

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

Reasons and Considerations

It is considered that the extension constitutes overdevelopment of a restricted site, results in substandard development in terms of residential amenity for the occupants of the house due to the seriously inadequate private amenity space remaining, and, by virtue of its orientation, proximity to neighbouring residential property, scale, and height, would seriously injure the residential amenities of property in the vicinity by way of overshadowing and adversely impacting on the future developability of the neighbouring property. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 28/08/2020

Michelle Fagan