



An
Bord
Pleanála

Board Direction
BD-006372-20
ABP-307323-20

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 scale of the proposed dwelling and its position on the site, and in particular its proximity to the north west site boundary and to the rear of houses in Bushfield Drive, and to the relative level of the appeal site and surrounding properties it is considered that the proposed development would have a significant negative impact on the residential amenity of surrounding properties due to overlooking, overshadowing and in particular overbearing visual impact. The proposed development would therefore seriously injure the amenities and depreciate the value of surrounding properties and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 31/08/2020

Paul Hyde