



An  
Bord  
Pleanála

**Board Direction**  
**BD-006717-20**  
**ABP-307399-20**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/10/2020.

The Board decided to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the restricted location and very limited scale of the site in question, which is surrounded by overbearing walls of substantial height on two sides and notwithstanding the modest scale of the dwelling, it is considered that the proposed development would comprise overdevelopment of the site which, by reason of its proximity to the site boundary, would have a detrimental impact on the residential amenity of future occupants of the dwelling and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that, while the modifications to the proposed development to address the grounds of appeal in terms of impact on adjacent residential amenity, overshadowing and noise disturbance were acceptable, the design and siting of the dwelling within the very restricted site did not overcome the significant negative impact to the residential amenity of the future occupants of the proposed dwelling unit.

**Board Member**

**Date:** 16/10/2020

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Dave Walsh