



An
Bord
Pleanála

Board Direction
BD-006599-20
ABP-307474-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/10/2020.

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 planning history of the site and its limited size, it is considered that the proposed development would seriously injure the residential amenity of existing residents by reason of loss of open space. The proposal would therefore represent significant overdevelopment of this constrained site and would be contrary to Section 16.2.2.3 of the Development Plan.

In addition, the proposed development by reason of its scale, bulk and proximity to site boundaries would seriously injure the residential amenities of adjoining properties by reason of visual obtrusion and overbearing nature and would therefore be contrary to Section 17.5 of the Development Plan. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 01/10/2020

Terry Ó Niadh