



An
Bord
Pleanála

Board Direction
BD-006675-20
ABP-307763-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/10/2020.

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 scale, height and layout of the proposed development and to the restricted nature of the site culminating in the lack of functional private amenity space, it is considered that the proposed development would constitute overdevelopment of the site and would provide substandard accommodation for the occupants of the proposed residential unit. Furthermore, having regard to the orientation, layout and proximity of the proposed development to adjacent residential properties, it is considered that the proposed development would have a significant overbearing impact and would seriously injure the amenities and depreciate the value of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 09/10/2020

Dave Walsh