



An
Bord
Pleanála

Board Direction
BD-007431-21
ABP-307782-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/01/2021.

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

Reasons and Considerations

1. Having regard to the design and layout of the proposal and to the pattern of development in the area, it is considered that the proposed development, by reason of its scale, bulk and proximity to site boundaries, would seriously injure the residential amenities of adjoining properties through visual obtrusion and overshadowing. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the design, height, scale and massing of the extension, it is considered that the proposed development would result in an unsatisfactory standard of residential amenity for future and existing occupants of the nursing home and result in overdevelopment of the site. The proposed development would give rise to an inadequate provision of good quality open space, resulting in an unsatisfactory standard of amenity space for residents and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 28/01/2021

Terry Prendergast