



An  
Bord  
Pleanála

**Board Direction**  
**BD-006801-20**  
**ABP-307879-20**

---

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/10/2020.

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

### **Reasons and Considerations**

1. It is considered that the proposed terrace, by reason of its size and location at roof level / second floor and provision of direct line of sight into the private open space of 82 and 84 Sandford Road, would seriously injure the residential amenity of these properties by reason of overlooking. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 29/10/2020

---

Paul Hyde