



An
Bord
Pleanála

Board Direction
BD-006968-20
ABP-307988-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/11/2020.

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

Reasons and Considerations

1. Having regard to the height and extent of the proposed two storey extension, and its proximity to the common boundary shared with the adjoining dwelling to the south, it is considered that the proposed development would seriously injure the residential amenity of the adjoining dwelling by way of overbearing impact and loss of outlook. Such development would be contrary to Objective PM46 of the Fingal County Development Plan 2017-2023 which seeks to ensure extensions to dwellings do not negatively impact on adjoining properties and would be contrary to the zoning objective of the area which seeks to protect and improve residential amenity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 18/11/2020

Terry Ó Niadh