



An  
Bord  
Pleanála

**Board Direction**  
**BD-007332-21**  
**ABP-308217-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/01/2021.

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 location of the site to the side of an existing dwelling and in close proximity to existing dwellings, it is considered that the proposed development, by reason of the scale, bulk and height of the two-storey elements would seriously injure the residential amenities of property in the area by reason of loss of light and overlooking and would, therefore, be contrary to the underlying land use zoning objective and with the proper planning and sustainable development of the area.
- 2 Having regard to the restricted nature and prominent location of the site and the established pattern of development in the surrounding neighbourhood, it is considered that the proposed development by reason of its scale, form, design, would constitute overdevelopment of a limited site area, would be visually obtrusive within the streetscape and out of character with development in the vicinity. The proposed development would, therefore, seriously injure the amenities of the area and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 19/01/2021

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Terry Ó Niadh