



An  
Bord  
Pleanála

**Board Direction**  
**BD-007126-20**  
**ABP-308292-20**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/12/2020.

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 restricted nature of the site and the proximity of the dwelling to the site boundaries, it is considered that windows serving the proposed dormer rooms would result in direct overlooking of the adjoining properties to the east and north of the site. The proposed development would, accordingly, be seriously injurious to the residential amenity of adjoining properties and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 09/12/2020

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Terry Ó Niadh