



An
Bord
Pleanála

Board Direction
BD-007504-21
ABP-308346-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/02/2021.

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 size, scale, and bulk of the structure and its orientation relative to the adjoining dwelling and garden to the east, it is considered that the development proposed to be retained and altered would seriously injure the residential amenity of adjoining dwellings by way of overshadowing and overbearing. Furthermore, it is not considered that the proposed reduction in height would sufficiently mitigate the residential amenity impacts. The development proposed to be retained and altered would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 08/02/2021

John Connolly