



An  
Bord  
Pleanála

**Board Direction**  
**BD-007573-21**  
**ABP-308403-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/02/2021.

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

### **Reasons and Considerations**

1. It is considered that the proposed two storey and single storey extensions, taking into account the existing two storey extension would be excessive in height, mass and proportion and have a dominant and overbearing impact and would create a sense of enclosure at the adjoining properties. As a result, the proposed development would seriously injure the residential amenities of these properties, would set an undesirable precedent for further development at similar properties at Cooke's Terrace. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed retention of the ope, providing for a new entrance door which is relatively large and the proposed the canopy overhead would, as additional elements to the forward projecting existing sunroom extension to the front of the dwelling, have a cumulative incongruous and negative visual impact on the presentation of the dwelling in the established streetscape character along Cooke's Terrace. As a result, the proposed

development would seriously injure the visual and residential amenities of the area.

**Board Member**

**Date:** 19/02/2021

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Michelle Fagan