



An  
Bord  
Pleanála

**Board Direction**  
**BD-007579-21**  
**ABP-308456-20**

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 Having regard to the location of the site in the rear garden space of an existing dwelling and in close proximity to existing and proposed dwellings to its south, it is considered that the proposed development, by reason of the height form and proximity of the two-storey southern gable would seriously injure the residential amenities of property in the vicinity by reason of overbearing and loss of light to rear gardens and would, therefore, be contrary to the underlying residential land use zoning objective and with the proper planning and sustainable development of the area.
- 2 Having regard to the restricted nature of the site, it is considered that the proposed development by reason of its scale, form and layout would constitute overdevelopment of a limited site area, would compromise the quality of private amenity space associated with number 124 and the permitted dwelling in the side garden of number 124, and would be out of character with development in the vicinity. The proposed development would, therefore, adversely impact upon the amenities of future residents

and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 19/02/2021

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Michelle Fagan