



An  
Bord  
Pleanála

**Board Direction**  
**BD-008573-21**  
**ABP-308704-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/06/2021.

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

#### **Reasons and Considerations**

It is considered that the existing terrace of houses to be retained, by reason of scale and proximity to the northern boundary and relationship with the single storey dwellings to the north of the site is visually obtrusive and overbearing and would give rise to an unacceptable level of overshadowing particularly of adjacent properties particularly the curtilage of No.3 Boghall Cottages. Furthermore, it is considered that in the absence of more significant modifications, the proposed development would give rise to significant overlooking. The proposed retention of the structure would therefore seriously injury the residential amenities of the area and would be contrary to the Wicklow County Development Plan 2016-2022 objective 'to protect, provide and improve residential amenities of existing residential areas' and would accordingly be contrary to the proper planning and sustainable development of the area.

**Board Member**

*Maria FitzGerald*  
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Maria FitzGerald

**Date:** 21/06/2021