



An  
Bord  
Pleanála

**Board Direction**  
**BD-007983-21**  
**ABP-309162-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/04/2021.

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 pattern of development in the area, it is considered that the balcony to be retained, by reason of its scale, height and proximity to site boundaries, would seriously injure the residential amenities and depreciate the value of properties in the vicinity by reason of overlooking and disturbance. The development for retention would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

Paul Hyde

**Date:** 23/04/2021