

An
Bord
Pleanála

Board Direction
BD-007973-21
ABP-309179-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/04/2021.

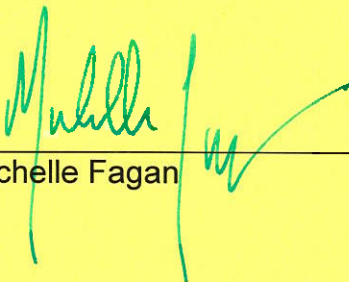
The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

On the basis of the submissions made in connection with the planning application and appeal, the Board is not satisfied that the proposed development, by reason of raising the ground level at the boundary to the property on the North West of the site to 1.5 metres boundary and to 2.27metres at the boundary to the properties to the south west, would not have an unacceptable and detrimental effect on adjacent property in the vicinity. The Board considers that the changes in level proposed have not been justified in this built up urban area, and that insufficient information has been provided regarding the effect on the boundaries with adjacent properties, where it would appear the ground level proposed may be above that of the boundary wall of the properties to the south west. The proposed development would seriously injure the residential amenity of property in the vicinity, and would therefore not be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered, on the basis of the submissions on the file, that the proposed development would impact on the residential amenities of the area by reason of excessive raising of the ground levels at the boundaries of the site with the adjacent properties.

Board Member



Michelle Fagan

Date: 23/04/2021