



**An  
Bord  
Pleanála**

**Board Direction  
BD-008950-21  
ABP-309977-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/08/2021.

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 restricted nature of the site and the established pattern of development in the surrounding neighbourhood, it is considered that the development proposed to be retained by reason of its scale, form and design would constitute overdevelopment of a limited site area, would constitute substandard development, and would give rise to a poor standard of residential amenity for future occupants. The development proposed for retention would be overbearing in terms of its impact on established adjacent dwellings and would be visually obtrusive on the streetscape. The proposed development would, therefore, seriously injure the amenities of the area and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

*Maria FitzGerald*  
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Maria FitzGerald

**Date:** 23/08/2021