



An
Bord
Pleanála

Board Direction
BD-008912-21
ABP-310139-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/08/2021.

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

Reasons and Considerations

Having regard to the orientation and proximity of the proposed house to properties in the area, particularly to properties to the west, and to the siting and layout of the proposed development within the site, the Board considered that the proposed development would have an overbearing impact on adjoining properties and that the fenestration arrangements of the proposed two-storey building would not provide a satisfactory level of residential amenity for future occupants and would seriously injure the residential amenities of properties in the area by reason of loss of privacy and overlooking. The proposed development would, therefore, seriously injure the residential 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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Date: 16/08/2021