



An  
Bord  
Pleanála

**Board Direction**  
**BD-008852-21**  
**ABP-310260-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/08/2021.

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 location and size of the rear extension proposed to be retained, the quantity of potentially useable rear garden space remaining, the number of existing bedrooms and bedspaces with the existing building, the inaccessible nature of the remaining rear garden coupled with the absence of any functional relationship between the internal living spaces of the building and the rear garden, the development proposed to be retained results in substandard private open space, in terms of quality and quantity, to serve the building on the site and is not considered to offer a satisfactory standard of residential amenity for the occupants of the building. The development for which retention is sought would, therefore, seriously injure the residential amenities of residents of the building and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Terry Prendergast

Date: 06/08/2021