

An
Bord
Pleanála

Board Direction
BD-010602-22
ABP-312493-22

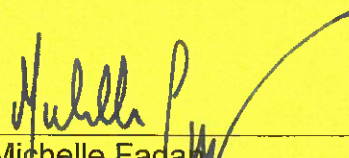
The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/04/2022.

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 scale and design of the structure as constructed, including its height, fenestration, proximity to site boundaries and the relative ground levels with surrounding houses, it is considered that the structure for which retention is sought comprises a visually incongruous and dominant feature in this residential location such as to have a significant negative impact on the residential amenity of surrounding properties by virtue of visual prominence, visual intrusion, perception of overlooking and loss of sunlight to adjoining private amenity spaces. The retention of the structure as sought would therefore seriously injure the amenities and depreciate the value of surrounding properties, would be contrary to the residential zoning objective of the site and contrary to the proper planning and sustainable development of the area.

Board Member


Michelle Fagan

Date: 28/04/2022