

An
Bord
Pleanála

Board Direction
BD-010754-22
ABP-312555-22

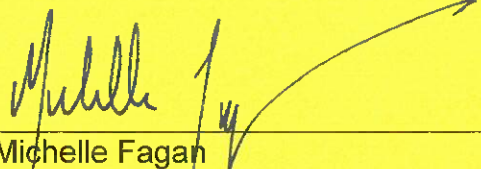
The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/05/2022.

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 form, scale and design of No. 1 the Rise, and the bulk, massing and height of the proposed development, in particular the scale and height of the first floor window to bedroom 4 and its prominence and location directly adjacent to the existing building, it is considered that the proposed development would have a detrimental impact on the existing dwelling and would represent an overly visually prominent and discordant element on the streetscape that would negatively impact on the character of the existing dwelling and the visual amenities of the surrounding area. The proposed development would, therefore, seriously injure the amenities and would be contrary to the proper planning and sustainable development of the area.

Board Member


Michelle Fagan

Date: 24/05/2022