



An  
Bord  
Pleanála

**Board Direction**  
**BD-013105-23**  
**ABP-313759-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/08/2023.

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

#### **Reasons and Considerations**

1. The proposed development is located on an area of public open space within an established residential estate, permitted and developed under An Bord Pleanála reference number PL 04.110754. It is considered that the proposed development of a house on this area of public open space would contravene condition number 1 of the parent permission, would be detrimental to the residential amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the steeply sloping nature of the site, the proposed development would form an overbearing feature when viewed from the rear gardens of the houses to the north-west of the site and would result in the direct overlooking of the private open space associated with these houses. The proposed development would seriously injure the amenities of adjoining residential properties, by reason of overlooking, and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

Patricia Callear  
Patricia Calleary

**Date:** 01/08/2023