



An  
Bord  
Pleanála

**Board Direction**  
**BD-013975-23**  
**ABP-314191-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/10/2023.

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 restricted nature of this backland / rear garden site and the established pattern of development in the surrounding neighbourhood, it is considered that the proposed development by reason of its scale, form and design would constitute overdevelopment of a limited site area, would result in inadequate open space and would be visually obtrusive on the streetscape and out of character with development in the vicinity. The proposed development would, therefore, seriously injure the amenities of the area and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
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Joe Boland

**Date:** 03/10/2023