

**An  
Bord  
Pleanála**

**Board Direction  
BD-014298-23  
ABP-315094-22**

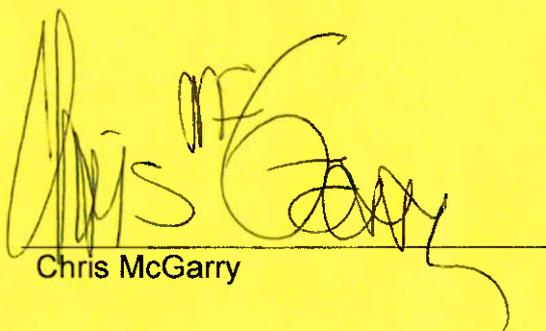
The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/10/2023.

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 size of the subject site, to the position of the existing dwelling on site, the proposed positioning of the new dwelling and the consequent division of the overall site and the disposition of open space for each dwelling, it is considered that the proposed development, by reason of layout and the relationship with the existing dwelling would constitute a visually dominant feature when viewed from the existing dwelling's private open space and would seriously injure the residential amenity of the existing dwelling by reason of overbearance and visual obtrusiveness. The proposed development would result in a substandard residential amenity for the occupiers of the existing dwelling, contrary to the relevant provisions of Objective DMSO32 of the Fingal County Development Plan 2023 – 2029. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**



Chris McGarry

**Date:** 25/10/2023