



An
Bord
Pleanála

Board Direction
BD-015238-24
ABP-315516-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/01/2024.

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

Reasons and Considerations

The three 'Velux Cabrio Balcony' have an adverse impact on the residential amenity of neighbouring properties by way of unacceptable overlooking to the neighbouring properties Mancos and Sentosa and therefore do not accord with the proper planning and sustainable development of the area.

The Board did not consider that visual clutter or precedent were reasons for refusal as the Board considered the issue is overlooking due to the specific design of the window, and that the overlooking issue was specific to this property due to its position relative to adjoining properties.

Board Member


Mary Henchy

Date: 29/01/2024