



An  
Bord  
Pleanála

**Board Direction**  
**BD-015122-24**  
**ABP-315624-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/01/2024.

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

### **Reasons and Considerations**

Having regard to the character of the previously permitted dwelling and the nature of the surrounding area, the development proposed to be retained consisting of a material alteration in a design element to a previously permitted dormer design dwelling house, namely a flat roofed two storey box like annex/ extension to the rear, is considered at odds with and detracts from the appearance and design of the permitted aesthetics/design and roof profile of the previously permitted dwelling and, taken together with the scale and bulk of same as constructed, fails to satisfactorily integrate and harmonise with the existing dwelling on site and immediate dwellings adjoining in the area to the side(s)/east and west and rear/south. Having regard to the pattern of development in the area, the design, scale and bulk of the development proposed to be retained and its juxtaposition with the existing dwelling to the south, it is considered that the development proposed to be retained, by reason of its scale, bulk and proximity to site boundaries, would seriously injure the residential amenity of future occupants of the adjacent existing dwelling to the immediate south, by reason of negative impact to private open space amenity and overbearance. It is considered that the development proposed to be retained would be contrary to policy ED P1 and the development management provisions set out in Section 16.8.13 of the Carlow County Development Plan 2022-2028 and would,

therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**



Mary Cregg

**Date:** 13/02/2024