



An  
Bord  
Pleanála

**Board Direction**  
**BD-015333-24**  
**ABP-315837-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/02/2024.

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

#### **Reasons and Considerations**

The rear/western elevation of the existing shed forms the boundary of the site with the rear and side gardens of two adjacent residential properties to the west and northwest. The proposed fenestration that is to be located in the boundary wall would directly overlook the rear and side gardens of those adjacent properties, and as a consequence it is considered that the proposed development would seriously injure the residential amenities and depreciate the value of those properties by reason of overlooking and would set a precedent for further inappropriate development in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Liam Bergin

**Date:** 06/02/2024