



An
Bord
Pleanála

Board Direction
BD-013072-23
ABP-316193-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/07/2023.

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 scale and design of the development proposed to be retained, including its height, fenestration, proximity to site boundaries and changes to site levels relative to ground levels of adjoining properties, it is considered that the development proposed to be retained would comprise a visually incongruous and dominant feature in this residential location and would have a significant negative impact on the existing residential amenity of surrounding properties by reason of visual prominence, visual intrusion and by reason of overlooking of the residential property to the south. The development proposed to be retained would seriously injure the amenities of the area and of property in the vicinity, would be contrary to the residential zoning objective of the site, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 28/07/2023

Una Crosse