



An
Bord
Pleanála

Board Direction
BD-013747-23
ABP-317111-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/09/2023.

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 of the proposed dwelling house, and in particular, the depth and height of the proposed dwelling close to the boundary with No. 12 Priory Chase, it is considered that the proposed development (both the originally submitted plans and the amended plans as submitted at appeal stage) would adversely impact the residential amenity of neighbouring property at No. 12 Priory Chase, as a result of the overbearing visual impact of the proposed dwelling when viewed from the rear garden of same.

Further the substandard nature of the private amenity space is indicative of over development of the site.

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

Board Member

Liam Bergin

Date: 15/09/2023