



An  
Bord  
Pleanála

**Board Direction**  
**BD-015982-24**  
**ABP-317788-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/03/2024.

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 scale and location of the development, it is considered that the caravan to the rear of the existing development represents over development of the restricted site. It is considered that the structure represents a substandard form of development that would not be consistent with the minimum floor requirements set out within Table 15.2, while also failing to provide an adequate amount of space to serve the existing dwelling, in conjunction with the caravan. If granted the development would set an undesirable precedent for other similar developments, which would in themselves and cumulatively be injurious to the residential amenities of the area and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

Liam Bergin

**Date:** 04/04/2024