



An  
Bord  
Pleanála

**Board Direction**  
**BD-016845-24**  
**ABP-318317-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/06/2024.

The Board decided to refuse permission, by majority decision (2:1), generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

#### **Reasons and Considerations**

Notwithstanding the design quality of the dwelling proposed, the Board considered that the siting of the proposed dwelling in the original front garden of the existing dwelling on the site, forward of the original front building line of a row of dwellings, would result in a development that would conflict with the existing pattern of development in the area, would result in a development that would be visually incongruous given its front garden location and would set an undesirable precedent for similar developments in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

(Direction to issue with Order.)

**Board Member**

Tom Rabbette

**Date:** 26/06/2024