

An
Bord
Pleanála

Board Direction
BD-016786-24
ABP-318370-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/06/2024.

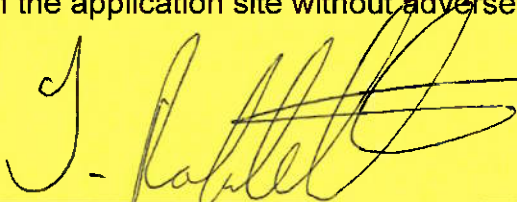
The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the location of the proposed extension right up to the south-west shared boundary and also having regard to the length and height of the south-west (side) elevation along this boundary, the Board considered that the proposed development would have an overbearing impact on No. 238 Mourne Road and would set an undesirable precedent for similar developments that, if replicated, would result in the coalescing of two or more terraced blocks along Mourne Road. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission subject to conditions, the Board considered that the proposed development would have an overbearing impact on the appellant's dwelling, the Board were not satisfied that this matter could be addressed by way of condition. The Board also considered that alternative design solutions could provide the additional residential accommodation on the application site without adversely impacting on adjoining property.

Board Member


Tom Rabbette

Date: 21/06/2024