

An
Bord
Pleanála

Board Direction
BD-017604-24
ABP-318796-24

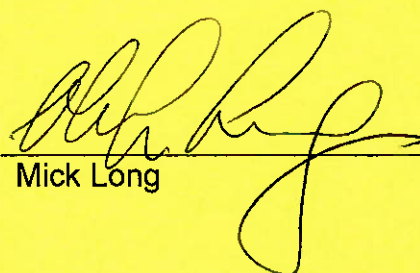
The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/09/2024.

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 depth of the deck at first floor level and its integral guarding screen, the development to be retained and the suggested modified proposal, would have an adverse impact on the neighbouring private amenity space and the sense of overbearing and overlooking on the adjoining property. It is considered that the development proposed to be retained, would result in the complete enclosure of the shared boundary and taking into account the limitations of the existing amenity space at the adjoining property would seriously injure the residential amenities of the adjoining property and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Mick Long

Date: 25/09/2024