

An
Bord
Pleanála

Board Direction
BD-018135-24
ABP-320114-24

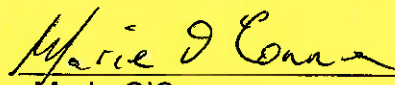
The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/11/2024.

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 position of the house in the terrace and the orientation of the terrace and the design, scale and siting of the proposed first floor extension, in combination with the existing development on the site, it is considered that the proposed development would seriously injure the amenities of the adjacent house and garden to the north-east by reason of overshadowing and would significantly reduce daylight. The proposed development would be contrary to the RES Zoning objective pertaining to the site and policy H13 Objective 5 and H14 Objective 1 of the South Dublin County Development Plan 2002-2008 which seek to protect residential amenity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area

Board Member


Marie O'Connor

Date: 11/11/2024