

An
Coimisiún
Pleanála

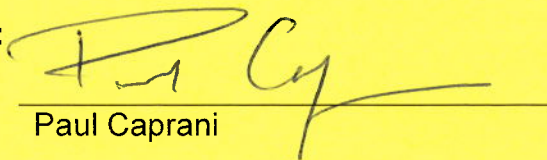
Direction
CD-020427-25
ABP-320740-24

The submissions on this file and the Inspector's report were considered at a meeting held on 06/08/2025.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning

Commissioner:


Paul Caprani

Date: 06/08/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the proposed length of the two-storey apartment block extension, which would immediately abut the shared boundary extending approximately 26 metres beyond the main building gable end, would seriously injure the residential amenities of the adjoining property by reason of significant visual obtrusion and overbearing. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Given the proximity of the proposed development to the existing properties the 'daylight/sunlight study' submitted with the application, which evaluated the potential impact in terms of overshadowing for the mid-summer solstice only, is not sufficient to allow a determination whether the impact of the proposed development would result in a significant adverse impact on the residential amenities of the adjacent residential properties by reason of daylight/sunlight impacts.