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**Board Direction**  
**BD-019497-25**  
**ABP-321150-24**

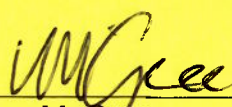
The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/04/2025.

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

### **Reasons and Considerations**

It is considered that the proposed change of use of the subject premises would have a seriously detrimental impact on the amenity of neighbouring residential properties due to insufficient separation distances between opposing windows, in contravention of Specific Planning Policy Requirement (SPPR) 1 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) (Separation Distances), would be substandard in terms of private open space provision for the occupant(s) of the proposed residential unit, in contravention of Specific Planning Policy Requirement (SPPR) 2 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) (Minimum Private Open Space Standards for Houses), and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Liam McGree

**Date:** 17/04/2025