

An  
Coimisiún  
Pleanála

**Direction**  
**CD-021406-25**  
**ACP-323148-25**

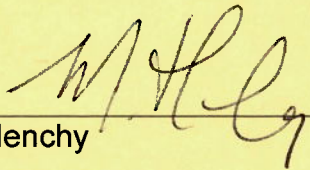
The submissions on this file and the Inspector's report were considered at a meeting held on 21/11/2025.

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

#### **Planning**

**Commissioner:**

**Date:** 27/11/2025

  
\_\_\_\_\_  
Mary Henchy

#### **DRAFT WORDING FOR ORDER**

##### **Reasons and Considerations**

The proposed development, because of its location, height and length would seriously injure the amenities of the adjoining residential property due to overbearance on its private amenity space and accordingly would be contrary to the proper planning and development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission did not consider the increase in height to be a minor increase, the increase in height would be greater than 3m along the full extent of the boundary, not 1.1m as referenced by the Inspector, which appears to refer to the existing ridge

height not the height of the existing side elevation. This increase along with the fenestration proposed, albeit at a high level, would result in the proposed structure having an imposing impact on the neighbouring property that would significantly detract from its residential amenity.