



Board Direction

Ref: PL 53.241620

The submissions on this file and the Inspector's report were considered at a Board meeting held on 2nd July, 2013. The Board decided to refuse permission for the following reasons and considerations.

REASONS AND CONSIDERATIONS

1. Having regard to the limited area of the site, the design, scale and layout of the development proposed, its proximity to and inadequate separation distances from boundaries to adjacent residential properties, and the layout and extent of the proposed private amenity open space, it is considered that the proposed development would, constitute overdevelopment of this restricted site, would result in a substandard residential environment for future residents, would be out of character with the surrounding pattern of development and would seriously injure the amenities of property in the vicinity. The proposed development would, therefore, constitute overdevelopment of the site and would be contrary to the proper planning and sustainable development of the area.
2. The proposed development would be located on a minor road which is seriously substandard in terms of width and alignment. Furthermore, the sightlines available from the site entrance onto the roadway in close proximity to a bend are considered to be seriously deficient. It is, therefore, considered that the proposed development would endanger public safety by reason of traffic hazard through the generation of additional traffic turning movements and the obstruction of road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: _____
Öznur Yücel-Finn

Date: 2nd July, 2013