



Board Direction

Ref: 29N.245838

The submissions on this file and the Inspector's report were considered at a Board meeting held on 1st, March 2016.

The Board decided (by a majority of 2 : 1) to grant permission in accordance with the following reasons, considerations and conditions.

Reasons and Considerations

Having regard to the established character and pattern of development in the vicinity of the site and to the nature, scale and design of the proposed development which has been designed to minimise overlooking of adjoining houses and to the good quality aspect provided for each of the proposed houses it is considered that the proposed development would provide an acceptable standard of residential amenity for future residents of the proposed dwellings, would not seriously injure the residential amenities of adjoining dwellings by reason of overlooking or overshadowing, would be acceptable in terms of traffic safety and convenience, would not be prejudicial to public health and would be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that, notwithstanding the confined nature of the site, that having regard to its aspect and configuration, the proposed development could be accommodated without undue injury to the amenities of neighbouring houses or to the general amenities of the area. Furthermore, the Board considered that the proposed areas of private open space were adequate to serve the proposed 2 bedroomed dwellings and that the proposed development would not result in overdevelopment of the site.

Conditions

- (1) Std. P and P and Reason
- (2) Std. ExternGen and Reason
- (3) Std. WaterDrain and Reason
- (4) Std. CMP (include hours of construction) and Reason
- (5) Std. Cables underground and Reason
- (6) Std. de-exempt Class 1, Part 1, Schedule 2 of Planning and Development Regulations 2001 and Reason
- (7) Std. Naming and Reason
- (8) A 1.2m high wall shall be provided along the front boundary of the site in front of the proposed grassed area to the front of each of the proposed houses.

Reason: In the interest of visual amenity.
- (9) Std. S. 48 and Reason

Board Member: _____ Date: 3rd, March 2016
Paddy Keogh