



An
Bord
Pleanála

**Board Direction
PL06D.246289**

The submissions on this file and the Inspector's report were considered at a Board meeting held on July 28th 2016.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, as set out in the reasons and considerations below.

REASONS AND CONSIDERATIONS

Notwithstanding the proposal to convert the lower ground floor units of Owenstown House from office use to residential use accords with the zoning objective for the area, the Board considered that the proposed private open space to be allocated to the two apartments fails to provide a satisfactory level of amenity having regard to its location at 1m below ground level, its existing function as a passageway, the degree to which it would be overlooked by the adjacent residential development of Owenstown Lodge and its overshadowing by existing planting in place. The proposed development fails to comply with the Sustainable Urban Housing Guidelines in terms of daylighting and quality open space. The proposed development would result in a substandard form of development and would, therefore, seriously injure the amenity of property in the vicinity and be contrary to the proper planning and sustainable development of the area.

Note: The board considered the the drawings submitted were inadequate for assessment of the internal residential amenity but having regard to the substantive reason for refusal it decided not to pursue this further.

Board Member _____ **Date:** 28th July 2016
Paul Hyde