



An
Bord
Pleanála

Board Direction

PL29N.247039

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

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

Reasons and Considerations

1. The development for which retention is sought and the proposed development would, by reason of its design, scale and location, constitute an incongruous form of development within the context of the surrounding streets, which would be out of character with the pattern of development in the area and seriously injure the visual amenities of the area and of property in the vicinity. The development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the restricted aspect of the subject dwelling, where the living room is to be served by a high-level window and roof lights only, and where the study has no window to an external area, and also having regard to the restricted size of the site, it is considered that the development for which retention is sought and the proposed development would provide a substandard quality of residential environment for the occupants and would set an undesirable precedent for similar developments in the vicinity. The development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. On the basis of the submissions made in connection with the application and appeal, in particular regarding the existence of a public sewer on the site, the Board is not satisfied that the proposed development would not be prejudicial to public health.

Board Member: _____ Date: 2nd November 2016
Philip Jones