



An  
Bord  
Pleanála

**Board Direction  
PL29N.247361**

---

The submissions on this file and the Inspector's report were considered at a Board meeting held on February 14<sup>th</sup> 2017.

The Board decided, on a vote of 2 to 1, to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. It is considered that the development for which retention is sought, by reason of its design, scale and layout, would result in substandard living accommodation having regard to the standards and guidance set out in 'Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities', issued by the Department of the Environment, Heritage and Local Government in 2007. The development for which retention is sought would, therefore, seriously injure the residential amenities of future occupants and be contrary to the proper planning and sustainable development the area.
2. The development for which retention is sought, consisting of two houses on a site that was required to be developed for one house only under condition 2(b) of the planning permission for the overall development of the lands under register reference number 3838/10 (An Bord Pleanála reference number PL29N.238692), would materially contravene the terms of this condition,

which condition is considered to be reasonable in order to protect the amenities of adjoining residential properties and users of nearby service lanes and to improve the ratio of parking spaces to dwellings within that permitted development. The development for which retention is sought would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 14<sup>th</sup> February 2017

---

Philip Jones