



An
Bord
Pleanála

Board Direction
PL29N.247806

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 3rd 2017.

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

Reasons and Considerations

1. Having regard to the restricted size and nature of the appeal site and to the existing pattern of development in the vicinity, it is considered that the proposed development, by reason of its scale, design, site coverage and proximity to adjoining properties, would represent significant over-development of the site, and would produce a cramped and substandard form of residential development with inadequate open space provision, both quantitatively and qualitatively, which would seriously injure the amenities of future residents of the scheme. Furthermore, it is considered that the proposed development would be visually obtrusive and overbearing when viewed from neighbouring properties and would, therefore, seriously injure the residential amenities of the area and depreciate the value of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the close proximity of the proposed development to the rear of number 41 North Strand Road and the proposed location of first floor

balconies and high level ground floor windows adjacent to the mutual boundary, it is considered that the proposed development would seriously injure the amenities of the neighbouring property by reason of overlooking, noise and disturbance. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 3rd May 2017

Philip Jones