



An
Bord
Pleanála

Board Direction
PL04.247828

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 12th 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. The proposed residential development by reason of the inadequate quality and quantity of private open space provision, and the limited length of the proposed rear gardens, would offer a poor form of residential amenity for future residents, would represent overdevelopment of a restricted site, and would be contrary to the provisions of the current Development Plan for the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to its design and scale, and its proximity to adjoining properties to the north and east, it is considered that the proposed development would result in an unacceptable level of overshadowing and overlooking of such properties, and would also have an overbearing effect on these properties. The proposed development would, therefore, seriously injure the residential amenities of adjoining properties and depreciate their value and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 12th May 2017

Philip Jones