



An
Bord
Pleanála

**Board Direction
PL27.247855**

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 17th 2017.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the restricted nature of the site, to the layout and orientation of the proposed dwelling, and to the scale and design of the proposed dwelling, it is considered that the subject site is too small to accommodate a dwelling of the scale and footprint proposed, and that the proposed development would have a negative impact upon the character of the area by setting an undesirable precedent for similar sub-standard forms of backland development, which would be contrary to the provisions of the current Baltinglass Town Plan. Furthermore, by reason of its orientation, the proposed development would prejudice the potential for development of adjoining properties, thereby seriously depreciating their value. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board accepted the view of the planning authority that the subject site was too small to accommodate a development of this scale, and noted that this matter had been adverted to by the authority in its request for additional information, but had not been

adequately resolved by the applicant in her response. The Board did not consider that the infill dwelling located on a site further to the west provided a precedent for the present proposal, as that site was considerably larger, and was bounded, on two sides, by open space areas. However, the Board did accept the Inspector's analysis of the road traffic issues and accordingly did not include the planning authority's second refusal reason in its decision.

Board Member

Date: 17th May 2017

Philip Jones