



An  
Bord  
Pleanála

**Board Direction**  
**PL06D.247858**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on April 19<sup>th</sup> 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 limited and restricted nature of the subject site, to the height, scale, design and layout of the proposed development, and having regard to the existing pattern of development in the immediate vicinity, it is considered that the proposed development would seriously injure the residential amenities, and depreciate the value, of neighbouring properties, as it would give rise to significant overlooking and overshadowing of adjacent private gardens to the north, and would also seriously injure the visual amenities of the area as it would constitute a visually overbearing form of development when viewed from adjacent property to the north. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the restricted width and substandard nature of the existing vehicular access laneway onto Sandycove Road, which is the sole means of

access to the subject site, and to the substandard visibility available for pedestrians of traffic exiting onto Sandycove Road from this laneway, it is considered that the proposed development would endanger public safety by reason of traffic hazard and would lead to intensification of this sub-standard laneway. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 19<sup>th</sup> April 2017

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Philip Jones