



An
Bord
Pleanála

Board Direction
PL08.247919

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 26th 2017.

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

Reasons and Considerations

The proposed development, by reason of its design and layout, would represent piecemeal development of a restricted site, and by reason of inadequate separation distances between the proposed townhouses and the existing houses of Silverspruce, Gleanntan and also the adjoining residential property to the north east, would result in overlooking of residential amenities and would also be visually overbearing on existing and future residential amenities. By reason of the design of the proposed townhouses, and in particular the first floor and roof treatment, it is considered that the proposed development would seriously injure the residential amenities of future occupants. Furthermore, having regard to the restricted size of the subject site, and the proximity of the proposed townhouse development to adjoining site boundaries, it is considered that the proposed development would adversely affect the development potential of adjoining lands, which are zoned for town centre uses in the current Development Plan for the area. The proposed development would, therefore, seriously injure the residential amenities, and depreciate the value, of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 26th May 2017

Philip Jones