



An
Bord
Pleanála

Board Direction
PL04.247940

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 31st 2017.

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

Reasons and Considerations

1. Having regard to the lack of piped surface water facilities in the area, and the evidence submitted by the parties to the appeal that the existing open stream/culvert has contributed to significant flooding along Hermitage Lane, the Board is not satisfied that the proposed arrangements for surface water attenuation and disposal that would arise from the proposed development would not exacerbate such flooding incidents and thereby seriously injure the amenities, and depreciate the value, of property in the vicinity that is located along Hermitage Lane. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that, by reason of its bulk and scale, and its proximity to adjoining properties, the proposed dwellinghouse would be overscaled in comparison to the predominant form of structures at this location, would have a dominant and overbearing impact on the adjoining properties, and would seriously injure their residential amenities by reason of overlooking. 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 was not satisfied that the proposed arrangements for surface water attenuation and disposal were acceptable and could be adequately regulated by condition. Furthermore, the Board did not share the Inspector's view that the impacts on the residential amenity of adjoining properties, and particularly that of Revatto Lodge and Hawthorn Cottage, would not be adversely affected by the proposed development, nor that the scale of the proposed development was acceptable in the context of the surrounding properties.

Board Member

Date: 2nd June 2017

Philip Jones