



An  
Bord  
Pleanála

**Board Direction**  
**PL29N.248632**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 20<sup>th</sup> December 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. It is considered that the provision of two dwellinghouses on the subject site would constitute a significant overdevelopment of the site and would result in substandard private open space and off-street vehicular parking, particularly in respect of Dwelling No. 2 to the rear of the site, it is considered therefore that the proposed development would seriously injure the residential amenities of the area and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the character and pattern of residential development in the surrounding area it is considered by reason of overall design that both dwellings would be incongruous in the context of the existing streetscape and would therefore seriously impact on the existing character and visual amenity of the area and would therefore be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 22<sup>nd</sup> December 2017

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Eugene Nixon