



An
Bord
Pleanála

Board Direction
PL 29S.248731

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12th September 2017.

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

Reasons and Considerations

Having regard to the limited size of the overall site, the very limited provision of private open space, the constrained nature of certain proposed rooms, the limited availability of parking in the area and the overall pattern of residential development in this established fine-grained area of the city, it is considered that the proposed subdivision of the existing dwelling to create two separate and independent dwelling units would not provide an adequate standard of residential amenity to future occupants of the dwellings by virtue of inadequate quantity and quality of private open space and of the overall cramped form of development proposed. Furthermore the proposed subdivision, by itself and by means of the precedent it would set, would contribute to the erosion of the residential amenity and character of the area as a whole, by placing further pressure on on-street parking and by encouraging further subdivision of small corner and garden sites. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Note: in reaching its decision the Board noted the standards of the development plan relating to open space requirements for inner city houses, as detailed in the planning authority (planning officer) report.

Board Member

Date: 13th September 2017

Conall Boland