



An  
Bord  
Pleanála

**Board Direction**  
**PL06F.248756**

---

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15<sup>th</sup> January 2018.

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 pattern of development in the area, it is considered that the proposed development of an additional six apartments in this location without commensurate provision of additional car parking or public open space would give rise to the overdevelopment of the site and would seriously injure the amenities of property in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development in its current form, by virtue of its proximity, height and scale relative to adjoining private gardens associated with the residential properties to the south, would seriously injure the residential amenities of these established properties at Turvey Avenue for reasons of overlooking and loss of privacy. The proposal referenced at appeal stage to incorporate 1.8m high balcony screens to the south side of the balconies on the south element of the proposed development, would, when taken in conjunction with the proposal for the use of opaque glass in the living room windows at this location, result in a reduction of the amenity for future occupants of the scheme to an unacceptable level because of loss of outlook and reduced daylight. The proposed development would seriously injure the residential

amenities of adjoining property would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 15<sup>th</sup> January 2018

---

John Connolly