



An
Bord
Pleanála

Board Direction
PL06F.248799

The submissions on this file and the Inspector's report were considered at a Board meeting held on November 24th 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 proposed development would constitute significant over-development of this site, by reason of the disposition of the proposed two houses, which would involve mutual overlooking of the dwellings and private gardens of the existing and proposed dwellings, by reason of the lack of an adequate level of quality private open space for the future residents of the proposed houses on these cramped sites, and for the residents of the existing house, and by reason of the restricted access arrangements, which are unsuitable for the level of vehicular traffic likely to result from the overall provision of three dwellings. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The Board is not satisfied, based on the submissions made in connection with the application and the appeal, that the proposed development would meet the requirements set out in Table 12.8 of the Fingal Development Plan 2017-2023 with respect of provision of in-curtilage car parking for two cars on each of the three house sites. Furthermore, it is considered that the site cannot safely accommodate vehicular movement to and from the existing house and accordingly would endanger public safety by reason of a traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 24th November 2017

Philip Jones