



An
Bord
Pleanála

Board Direction
PL29N.248972

The submissions on this file and the Inspector's report were considered at a Board meeting held on 5th February 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. The proposed development would occupy land that is part of the open space of the residential development authorised under PL29N. 203824, Reg. Ref. 4378/02, known as Hampton Lodge. This plot of land forms an access to the larger area of open space serving the area, and building a house upon it would impair this access and the possibilities for use of the land. The proposed development would therefore result in the loss of useable open space which is integral to the amenities of the residents of the overall development. Having regard to zoning objective Z1 residential land use zoning of the area, it is considered that the proposed development would seriously injure the amenities of the area and property in the vicinity and would be contrary to the proper planning and sustainable development of the area.
2. The proposed dwelling would be in very close proximity to an existing apartment block whose balconies would overlook the dwelling and its rear amenity space from a very close distance. It is considered that this arrangement would fail to adequately protect the residential amenities of the

future occupants of the proposed dwelling. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

3. The proposed development would materially contravene condition numbers 2 and 6, as granted under An Bord Pleanála appeal reference number PL29N.203824 and planning register reference number: 4378/02.

Board Member

Date: 5th February 2018

Conall Boland