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Bord  
Pleanála

**Board Direction**  
**PL15.249149**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 5<sup>th</sup> 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**

It is an objective of national policy set out in the Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities (Department of Environment, Heritage and Local Government, 2009) and the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (Department of Environment, Community and Local Government, 2015) to ensure high quality in the design and layout of places and neighbourhoods and in individual residential units. Having regard to the restricted floor area of the proposed house, the restricted access to natural daylight and direct sunlight for the proposed living/dining room and the unacceptably poor amenity value of the private open space located to the north of the proposed house, it is considered that the proposed development would seriously injure the residential amenity of future residents of the proposed development.

Furthermore, the Board considered that the design of the proposed development with high level windows and a substantial roof and a poor solid to void ratio in the front/roadside elevation was not satisfactory in terms of how it addressed the public realm and would therefore seriously injure the visual and residential amenities of

property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 5<sup>th</sup> February 2018

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Maria FitzGerald