



An
Bord
Pleanála

**Board Direction
PL29N.249200**

The submissions on this file and the Inspector's report were considered at a Board meeting held on February 8th 2018.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

1. By reason of its height, bulk and design, including the provision of balconies/terraces at roof level, it is considered that the proposed development would seriously injure the residential amenities of adjoining properties to the south and south east, due to overlooking and its overbearing character, and by reason of its height and bulk, it is considered that the proposed development would seriously injure the residential amenities of nearby properties to the north (numbers 8 – 12 and 13b Clontarf Park) due to overshadowing. The proposed development would, therefore be contrary to the proper planning and sustainable development of the area.
2. By reason of its design, which requires the provision of high level windows, opaque glazing and similar features, and the inclusion of “studies” with limited aspect, it is considered that the proposed development would constitute a substandard form of residential development that would be injurious to the residential amenities of future occupants. The proposed development would, therefore, be contrary to the proper planning and development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not concur with the Inspector that the design of the development was acceptable, or that that the impact on adjoining and nearby properties from overlooking and overshadowing was not of sufficient weight as to justify a refusal in this instance. Furthermore, the Board did not share the Inspector's view that the scale and design of the development should not have to reflect the predominant two storied nature of the existing development in the area.

Board Member

Date: 8th February 2018

Philip Jones