



An
Bord
Pleanála

Board Direction
PL91.249305

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

Having regard to:

- The small size of the plot,
- The large scale of the proposed house,
- The proximity of the proposed house to site boundaries, in particular the rear boundary,
- The inadequate levels of private open space serving the proposed house,
- The pattern of development in the area and the planning history of the area,

It is considered that the proposed development would represent over-development of the site, would fail to provide a satisfactory standard of residential amenity, and would seriously injure the amenities of the area and 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: 5th February 2018

Conall Boland