



An
Bord
Pleanála

Board Direction
PL91.249307

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 for the following reasons and considerations.

Reasons and Considerations

Having regard to:

- The pattern of development in the area,
- The attractive nature of the existing dwelling, landscaping and boundary treatment, which, in common with the houses along this stretch of Fair Hill, has a generous set-back from the public road,
- The scale of the proposed dwelling and its proximity to the front roadside boundary
- The unsatisfactory arrangement whereby the proposed dwelling would be to the front of the existing dwelling and be overlooked at the rear,

It is considered that the proposed development would be out of character with the pattern of development in the area, would create a haphazard and unattractive streetscape at this location, and would seriously injure the visual and residential amenities of the area. The proposed development would therefore be contrary to the PP&SD of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the current streetscape is coherent at this location, and that this proposed dwelling by virtue of its scale and position by the roadside, and effectively in the front garden of the existing dwelling, would not integrate well visually, and would set an undesirable precedent for further such haphazard siting of houses in the area.

Board Member

Date: 5th February 2018

Conall Boland