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The submissions on this file and the Inspector's report were considered at a Board meeting held on 7<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**

1. Having regard to the restricted nature and prominent location of this corner site and the established pattern of development in the surrounding area, it is considered that the proposed development by reason of its scale, form, design, and relationship with adjoining properties and the surrounding area, would be out of character with the pattern of development in the vicinity, would constitute a visually discordant feature within the streetscape, and would constitute overdevelopment of the site. Furthermore the level of amenity available to future occupants – in terms of amenity to the front and rear of the dwelling, and outlook from the units – would not be satisfactory. The proposed development would, therefore, seriously injure the amenities of the area and would be contrary to the proper planning and sustainable development of the area.
2. The proposed development, by reason of the traffic movements likely to be generated by the proposed development and the deficiencies in the adjoining road network, in particular, the adjoining laneway and its junction with Rock Road would create a traffic hazard. This is exacerbated by a cramped and impractical parking layout. The proposed development would,

therefore, be contrary to the proper planning and sustainable development of the area.

3. The Board is not satisfied that the applicant has sufficient legal interest in the lane (from which access is proposed) in order to complete the development as proposed. In these circumstances it would be inappropriate to consider a grant of planning permission.

**Board Member**

**Date:** 8<sup>th</sup> February 2018

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Conall Boland