



An
Bord
Pleanála

Board Direction
PL29N.249352

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

1. The proposed two bedroom house would not be in accordance with minimum standards for bedroom sizes and would therefore provide substandard accommodation for future occupants. Furthermore, the Board is also not satisfied that the private open space for the proposed three bedroom house provides a satisfactory standard of residential amenity for future occupants. The Board considered that the proposed development would seriously injure the residential amenities of future occupants and was therefore contrary to the proper planning and sustainable development of the area.
2. The scale and bulk of the proposed gym/games room building is disproportionate to the scale of the property it serves and is considered to represent an over-development of the site which would result in a loss of amenity to neighbouring properties. The proposed development would therefore be injurious to the residential and visual amenities of the area and contrary to the proper planning and sustainable development of the area.

Board Member

Date: 5th February 2018

Maria FitzGerald