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Bord  
Pleanála

**Board Direction**  
**PL27.249427**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 5<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 location of the proposed development to the rear of and in close proximity to adjoining residential properties, and to the pattern of development in the area, the board is not satisfied that the introduction of a new dwelling unit at this back land location would not result in an inappropriate form of development that would seriously injure the amenities of existing dwellings in the area. Furthermore if permitted the proposed development would lead to cumulative pressure for further residential development to the rear of dwellings on O'Byrne Road, and it has not been demonstrated that such a pattern of development would be appropriate in terms of the orderly development of the neighbourhood. The proposal would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The existing laneway is inadequate in width and lacking in adequate pedestrian facilities necessary to facilitate back land development of this nature. In the absence of a scheme for co-ordinated development to address access requirements, it is considered that the

development of a dwelling to the rear of the parent property on O'Byrne Road would give rise to an inappropriate and substandard form of development and a hazard to pedestrian movement and traffic safety, and would set a precedent for further in depth development along this substandard access lane. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 5<sup>th</sup> February 2018

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Conall Boland