



An  
Bord  
Pleanála

**Board Direction**  
**BD-000183-18**  
**ABP-300033-17**

The submissions on this file and the Inspector's report were considered at a Board meeting held on April 11<sup>th</sup> 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. It is considered that, by reason of the siting of houses close to existing properties to the east, and in particular the siting of proposed houses numbers 3 and 4 immediately to the north-west and south-west of the adjoining dwellinghouse, known as Bramblewood House, the proposed development would constitute a visually obtrusive form of development when viewed from lands to the east, including front and rear gardens, would overlook and overshadow these adjoining properties, and would thereby seriously injure the residential amenities of these properties. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the limited width of the subject site, the disposition of the proposed houses relative to lands to the west, and the potential for deleterious impacts on existing mature trees along, and in the vicinity of, the western boundary of the site consequent on the carrying out of the proposed development, it is considered that the proposed development would constitute overdevelopment of the subject site, and would militate against the future

development of zoned and serviced lands to the west. Furthermore, by reason of the proposal to demolish the existing house at the site frontage, it is considered that the proposed development would lead to the creation of an avoidable gap in the streetscape on the southern side of Woodlawn Road, which would be out of character with the predominant character of the existing streetscape and be injurious to the visual amenity of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Note:** In reaching its decision, the Board considered that there had been material changes in planning circumstances and in national planning legislation and Guidelines, since its decision to grant permission for a development of three houses on this site under file register reference number 09/5063 (An Bord Pleanála reference number PL63.235868), including the Planning and Development (Amendment) Act 2010, and the Design Manual for Urban Roads and Streets. In this regard, it is noted that it is now national policy that “house-only” developments should not be privately managed, but should be developed in such a manner as to be taken in charge by local authorities. It is also noted that the former roads standards set out in the “Recommendations for Site Development Works for Housing Areas” (which inter alia required road widths of 5.5 metres) have been replaced by the Design Manual for Urban Roads and Streets (which permit flexibility in relation to road widths, turning radii and provision for “home zones” and other shared surface arrangements).

*[Please issue a copy of this Direction with the Board Order to the parties, including the planning authority.]*

**Board Member**

**Date:** 11<sup>th</sup> April 2018

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Philip Jones