



An
Bord
Pleanála

Board Direction
BD-000198-18
ABP-300436-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17th April 2018.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

The proposed one and a half storey dwelling house would, due to its height and scale, be out of character with the single storey dwelling houses on the eastern side of Ceanncora Lawn and so its addition to the streetscape would be discordant. The size, siting, and design of this dwelling house would cause it to have an unnecessarily severe impact upon the amenities of residential properties in the vicinity, in terms of overlooking. Additionally, the layout of the site would be deficient in terms of the quantity and quality of amenity space that would be provided. Accordingly, the proposed dwelling house would seriously injure the amenities of residential properties in the vicinity of the site and the development would fail to afford a satisfactory standard of amenity to existing and future occupiers of this site. It would, thus, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 21/05/2018

Michelle Fagan