



An
Bord
Pleanála

Board Direction
BD-000491-18
ABP-300674-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/06/2018.

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 the proposed layout and design of the proposed development would produce a substandard form of development on this site. The development would be incongruous in terms of its design, scale and height and visually disruptive and discordant, would be out of character with the streetscape, would have an overbearing impact on the dwellings in the vicinity and would, therefore, seriously injure the amenities of the area and be contrary to the proper planning and sustainable development of the area.
2. It is the Policy of the Planning Authority as set out in the County Development Plan 2016-2022 that residential development is provided with adequate private open space in the interest of residential amenity. The proposed development is deficient in the quantum, location and quality of private open space. The proposed development would, therefore, not be in accordance with the Development Plan Section 8.2.8.4 (i) Private Open Space Quality, and would seriously injure the residential amenity of future residents and the amenities of

property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 15/06/2018

Michelle Fagan