



An
Bord
Pleanála

Board Direction
BD-000608-18
ABP-300869-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/07/2018.

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

Reasons and Considerations

Having regard to:

- i. The Government Guidelines *Sustainable Urban Housing: Design Standards for New Apartments (2018)*, which set out a minimum size for apartments,
- ii. The objectives of the current development plan for the area which set out a presumption in favour of retaining houses suited for family accommodation in their original undivided form,
- iii. The pattern of development in the vicinity of the site, and the modest nature of the main residential property, that the development forms part of,

It is considered that the proposed development, with an inadequate provision of floorspace, would provide a sub-standard form of development on the site and provide a density and form of development that would be inconsistent with the established character and pattern of development in the area and would result in overdevelopment of the site. The proposed development would seriously injure the amenities of the area and therefore, would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 03/07/2018

Paul Hyde