



An
Bord
Pleanála

Board Direction
BD-000754-18
ABP-300911-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/07/2018.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the established pattern of development in the vicinity, it is considered that by reason of the development of 2 houses, in particular the location of house number 2, and also by the limited amount and layout of the private rear gardens of the two houses concerned, the proposed development would constitute overdevelopment of a limited site area, and would result in a disorderly pattern of private open space. The proposed development would, therefore, seriously injure the amenities of the area and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the development of 2 additional houses on this site was unacceptable for the reasons set out above and that the omission of house number 2 and incorporation of the area of land thus released would allow for a more appropriate layout for house number 1, while providing a larger rear garden for the existing house. However, as such changes would represent material changes to the development as proposed, this could not be achieved by condition. The Board

therefore considered that any future application on this site for one house only could resolve the issues concerned.

Board Member

Date: 23/07/2018

Michelle Fagan