



An
Bord
Pleanála

Board Direction
BD-001800-18
ABP-300991-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/11/2018.

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

Reasons and Considerations

1. Having regard to the character of the surrounding area, including the established residential dwelling to the east, to permit the proposed development, which provides for dwellings closely overlooking the private curtilage of the existing dwelling, would seriously injure the residential amenity of occupiers of the existing dwelling, by virtue of overlooking, visual impact and incongruous development, would set an undesirable precedent for similar development proposals and would therefore be contrary to the proper planning and sustainable development of the area.
2. Having regard to the proposed layout and lack of active frontage to public road network, the proposed development, which is described as an extension to a previously permitted residential development, fails to adequately integrate with the permitted scheme and would represent an unacceptable impact on the residential amenity of adjacent occupiers by virtue of visual impact and overlooking, would seriously injure the residential amenity of the area and would therefore 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 concurred with the views of the planning authority and considered that the proposed layout did not appropriately integrate with the permitted scheme to the north, nor with the established residential dwelling to the east.

Board Member

Date: 29/11/2018

Michelle Fagan