



An
Bord
Pleanála

Board Direction
BD-000721-18
ABP-301350-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/07/2018.

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

Reasons and Considerations

1. The proposed development is located in an area zoned 'Established Residential' in the Joint Spatial Plan for the Greater Carlow Graiguecullen Urban Area 2012-2018 where the objective is to protect and enhance residential amenity. Having regard to the restricted nature and location of this site, it is considered that the proposed development by reason of its scale, form and design would constitute overdevelopment of a limited site area, and would be visually obtrusive on the streetscape and overbearing in the vicinity. 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.
2. The proposed development is deficient in the provision of private open space for the proposed house and the existing house at 8 Sleaty Street, would give rise to overlooking of the rear garden of 8 Sleaty Street and adjoining property and would, therefore, seriously injure the residential amenity of future residents of the proposed development and of adjoining property and be contrary to the proper planning and sustainable development of the area.

Note: The Board had concerns regarding the lack of provision for car parking, however, given the substantive reason for refusal it was considered unnecessary to pursue this matter further.

Board Member

Date: 18/07/2018

Michelle Fagan

Please attach a copy of the Board Direction to the Board Order.