



An
Bord
Pleanála

Board Direction
BD-001074-18
ABP-301625-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/09/2018.

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

Reasons and Considerations

It is an objective of the planning authority, as set out in the Rathkeale Local Area Plan, to consider on their merits proposals for residential development of rear plots where they can be adequately accessed, and where they would not affect existing or proposed private amenities, storage or parking requirements.

Having regard to:

- the restricted nature of the proposed site and its location immediately behind an existing dwelling and abutting the rear garden of a neighbouring dwelling,
- the inadequacy of separation distances between the proposed development and the adjoining neighbouring property,
- the adverse impact on established residential amenity arising from overlooking, overshadowing, and overbearing impact, and loss of private amenity space, and
- the inadequate provision of private amenity space to serve the needs of occupants of the proposed housing units,

it is considered that the proposed development would result in a gross overdevelopment of this plot, would seriously injure the residential amenities of

adjoining properties, would depreciate the value of these properties, would provide a substandard form of accommodation for the occupiers of the proposed dwellings, and would, thereby, contravene the objective of the Rathkeale Local Area Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 10/09/2018

Stephen Bohan