



An
Bord
Pleanála

Board Direction
BD-000950-18
ABP-301636-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on August 16th 2018.

The Board decided, on a vote of 2 to 1, to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the bulk and height of the proposed houses, and their close proximity to the side boundaries of the site, it is considered that the proposed development would seriously injure the residential amenities of adjoining properties, especially that of the existing single storey bungalow to the east, by reason of overshadowing and overbearing impacts. Furthermore, it is considered that the proposed development would represent overdevelopment of this restricted site, leading to inadequate provision for parking and turning areas for vehicles and inadequate rear garden space for the occupants of the proposed houses. The proposed development would, therefore, seriously injure the residential amenities of adjoining property, and of future occupants of the proposed houses, 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 did not concur with his view that the development would not result in an undue level of overshadowing to the neighbouring property to the east, and in this regard noted the limited separation distance between the proposed development and that

dwelling, and also the significant height difference between the two structures in question. Furthermore, the Board did not agree with the Inspector that the proposed development was at an appropriate density, having regard to the limited developable area of the site, and did not agree with the condition recommended by the Inspector, requiring the provision of 4 no parking spaces and a turning area, as it considered that such provision could not be achieved without having impacts on the proposed houses, such as may require the setting back the front building line of the proposed houses, thereby reducing further the limited rear garden areas proposed, or modifying the floor area of the houses. In the Board's view, these problems were a reflection of the excessive footprint of the proposed development on this restricted site, as well as the excessive height and bulk of the proposed dwellings in the context of neighbouring dwellings.

Board Member

Date:

17th August 2018

Philip Jones