



An  
Bord  
Pleanála

**Board Direction**  
**BD-001714-18**  
**ABP-302003-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/11/2018.

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

### **Reasons and Considerations**

1. Having regard to the limited depth of the private amenity space to serve the proposed dwelling, to the nature and extent of the existing uses to be retained at No.7 The Rise comprising residential accommodation and a crèche / Montessori use and the limited area of private amenity space retained to serve these uses, and to the limited separation between the proposed dwelling and the existing properties on the eastern side of Woodpark opposite the appeal site, it is considered that the proposed development would lead to issues of overlooking and overbearing visual impact and an overall substandard level of residential amenity for future occupants of the development and particularly occupants and users of the retained property at No.5, The Rise. The proposed development would therefore seriously injure the amenities and depreciate the value of existing properties in the vicinity of the site and would be contrary to the proper planning and sustainable development of the area.

2. Having regard to the relatively narrow width of the existing laneway (Woodpark) onto which access is proposed, to the existing commercial uses along this lane and to the private ownership of the laneway and lack of parking restrictions opposite the proposed entrance, the Board is not satisfied that the applicant has adequately demonstrated that vehicular access to and egress from the site could be achieved at all times. The proposed development would therefore potentially lead to conflicts with existing commercial traffic thereby leading to the creation of a traffic hazard and obstruction of road users and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 20/11/2018

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Paul Hyde