



An
Bord
Pleanála

Board Direction
BD-002035-18
ABP-302284-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/12/2018.

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

Reasons and Considerations

The subject site is located within an area of Dunmore East which has been identified as a 'Streetscape of Distinctive Character'. Having regard to the objectives of the current development plan for the area, Objective DO₁₇ of the Dunmore East Plan requires developments to have regard to the planning guidance set out in Section 10.46 of the Development Standards Chapter, and that replacement dwellings should 'take into account existing plots, where possible, in order to retain the existing grain, character and setting of the streetscape'. In addition, it is stated that 'all new buildings should contribute to the visual enhancement of the area while respecting its visual character'.

It is considered, by reason of the height, bulk, scale and roof of the development proposed on this small plot, that the proposed house design does not respect the context of the site and if permitted, would not retain the existing grain, character or setting of the streetscape at this location and would, if permitted, have a significant impact on the streetscape and on the general and residential amenities of the existing properties adjacent, contrary to the development plan requirements and would seriously injure the visual and general amenities of the area. The proposed

development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 21/12/2018

Stephen Bohan