



An
Bord
Pleanála

Board Direction
BD-001989-18
ABP-302314-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/12/2018.

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

Reasons and Considerations

1. Having regard to the location of the site within a residential conservation area, and in proximity to protected structures on Kenilworth Road, it is considered that the proposed development, by reason of its height, fenestration and overall design, would be visually incongruous and contrary to the visual amenities of the area, and would adversely affect the setting of these protected structures, and by reason of its bulk, height and proximity to adjoining properties on Grosvenor Road, would seriously injure the residential amenities of such adjoining property by reason of overshadowing and by reason of being visually overbearing. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed development would constitute overdevelopment of the site and would result in a substandard form of residential amenity for future occupiers as a result of the poor quality and quantity of private open space. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. By reason of the proposed excavation of basements at this location, in proximity to areas in which there has been a number of flooding events, the Board is not satisfied, notwithstanding the documentation submitted with the application and appeal, that the proposed development would not lead to a risk of exacerbating flooding of nearby property. The proposed development would, therefore, be contrary to the proper planning and development of the area.

Board Member

Date: 17/12/2018

Stephen Bohan