



An
Bord
Pleanála

Board Direction
BD-001813-18
ABP-302346-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/11/2018.

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

Reasons and Considerations

Having regard to the restricted nature and prominent location of this site, it is considered that the proposed dwelling, by reason of its scale, form and design would constitute overdevelopment of a limited site area, would be visually obtrusive on the streetscape of Kilmore Road, would be overbearing on neighbouring properties particularly 100 Kilmore Road, would result in substandard internal floor areas and inadequate quality private amenity space for future residents. The proposed development would, therefore, seriously injure the amenities of the area and property in the vicinity, would be contrary to the provisions of the current Development Plan for the area, including policy QH1 and zoning objective Z1 and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 30/11/2018

John Connolly