



An
Bord
Pleanála

Board Direction
BD-002117-19
ABP-302392-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/01/2019.

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

Reasons and Considerations

1. The proposed development would represent overdevelopment of a restricted site with an unacceptable provision of useable private amenity space and, as such, would constitute a substandard form of development out of character with existing development in the area would be contrary to the proper planning and sustainable development of the area.
2. By reason of its height and design and siting in close proximity to the northern site boundary, the proposed dwelling would have an overbearing visual impact on adjoining property to the north. As such, the proposed development would be seriously injurious to the residential amenities of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

3. The proposed development would generate additional traffic turning movements on to and off the busy Rochestown Road at a point where sightlines are restricted in a westerly direction and opposite a busy junction; as such, the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users.

Board Member

Date: 15/01/2019

Paul Hyde