



An
Bord
Pleanála

Board Direction
BD-002181-19
ABP-302506-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/01/2019.

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

Reasons and Considerations

1. Having regard to the location of the site within the curtilage of an existing house, the overall configuration of the site and its restricted width, it is considered that the proposed development would result in a dwelling house which would afford a poor level of residential amenity to the future occupants of the proposed house arising from poor daylight and sunlight penetration to the habitable rooms on the ground floor. Furthermore, the proposed development would adversely impact on the residential amenities of the existing dwelling arising from a significant reduction in the quantum of private open space available to the house and overshadowing of its western gable and loss of daylight/sunlight to a living room. It is considered, therefore, that the proposed development would be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed development, which results in a narrow block design, would be inconsistent and out of character with the established form of development in the area and would, therefore, be contrary to Policy QH 22 of the current development plan for the area, which seeks to ensure

that new housing close to existing houses has regard to the character and scale of the existing house.

Board Member

Date: 22/01/2019

John Connolly