



An
Bord
Pleanála

Board Direction
BD-002231-19
ABP-302635-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/01/2019.

The Board decided to make a split decision, to

GRANT permission for the retention of the setback entrance with landscaping strip in accordance with the said plans and particulars based on the reasons and considerations marked (1) under and subject to the conditions set out below.

REFUSE permission for the proposed change of house type A based on the reasons and considerations marked (2) under.

REASONS AND CONSIDERATIONS (1)

The proposed entrance set back with landscaping strip is in keeping with the pattern of residential development in the area and is in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be retained in accordance with the plans and particulars lodged with the application.

Reason: In the interest of clarity.

REASONS AND CONSIDERATIONS (2)

The proposed change of house type A shall be refused for the following reasons:

1. The proposed House type A on this infill plot on a narrow, unsurfaced rural cul-de-sac is considered to be of a scale, size and bulk that is out of proportion with the narrow site. The suburban design of the proposed dwelling is out of character with the rural area. The large two storey windows in close proximity to the adjoining dwellings would seriously injure the residential amenity and privacy of the adjoining dwellings to the east and west. The proposed dwelling is considered to be visually obtrusive, without sufficient screening proposed. The proposed development is contrary to the proper planning and sustainable development of the area.

Board Member:

Date: 28/01/2019

Stephen Bohan