



An
Bord
Pleanála

Board Direction
BD-002404-19
ABP-302728-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/02/2019.

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 by reason of its height, bulk, scale, and overbearing impact on adjacent houses, would be visually obtrusive in the existing streetscape. The proposed development would be out of character with the surrounding area and would seriously injure the amenities of the property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed private open space for both dwellings is considered to be of poor quality by reason of its piecemeal nature over three floors, the narrow strip of open space at ground floor level, and the reliance on screening at first floor level to avoid overlooking. The proposed development would, therefore, seriously injure the residential amenity of future occupants and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 20/02/2019

Michelle Fagan