



An
Bord
Pleanála

Board Direction
BD-003437-19
ABP-303890-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 1st. July,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 pattern of development in the area, it is considered that the proposed development of seven large three-storey houses on a site with no usable public open space would represent over-development of a restricted site, would be out of character with development in the area by reason of exaggerated height and bulk due to the proportions of the proposed houses and would be visually obtrusive when viewed from adjoining properties in Somerton and along the Portrane Road. The proposed development would seriously injure the amenities of property in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development would provide a substandard layout of private amenity space to the rear of the proposed houses with north/north-west facing rear garden depth of less than nine metres. Much of this open space would be unusable through overshadowing and would provide a poor level of amenity for future residents. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area by reason of the substandard design of private open space.

3. The proposed development indicates the provision of areas of public open space to the front of the site. Much of this would be deficient in terms of size and layout and would not be useable for play and other amenity uses. The proposed development would, therefore, be contrary to Table 12.5 Open Space Hierarchy and Accessibility and Objective DMS57A of the Fingal Development Plan 2017-2023 with regard to the provision of public open space to serve residential development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

4. Access to the proposed car parking spaces is substandard as insufficient space is provided to allow for simple manoeuvres into these parking areas. The layout as proposed would require excessive manoeuvres directly in front of the entrances to the dwellings and pedestrian paths. The proposed development would, therefore, endanger public safety by reason of traffic hazard or obstruction of road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 01/07/2019

Terry Ó Niadh