



An
Bord
Pleanála

Board Direction
BD-003603-19
ABP-304415-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on July 18th 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 significantly reduce the private open space associated with the existing dwelling at No. 4 Father Angelus Park such that it would be seriously injurious to the residential amenities of that property and result in a poor standard of residential amenity for the occupants thereof. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the constrained nature of the site, its prominent location within this residential development and the established pattern of development in the surrounding area, it is considered that the proposed development, by reason of its bulk, form and height, would constitute a visually obtrusive feature on the streetscape and would be out of character with the area. Furthermore, it is considered that the proposed development, by reason of its location forward of the established building line set by the houses in the vicinity, would infringe the existing building line. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The site of the proposed development, due to its prominent location at the entrance to the Father Angelus Park housing estate, and notwithstanding the fact that it is in private ownership, is considered integral to the existing layout and visual character of the estate. The development of this site would seriously detract from this character and would seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 19th July 2019

Philip Jones