



An
Bord
Pleanála

Board Direction
BD-004056-19
ABP-304684-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/09/2019.

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

Reasons and Considerations

The proposed development, which entails the use of a current single dwelling and a proposed new two-storey extension, for use as two dwellings, would result in a substandard level of residential amenity for prospective occupants, by reason of, inadequate aggregate floor areas for living/dining/kitchens, inadequate storage provision, the non-provision of direct access from the building to the rear of the application site, for either of the proposed dwelling units and the non-provision of identified private and communal amenity space within the planning application documentation as submitted. The proposed development would, therefore, be contrary to the provisions of '*Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities*' published in 2018 by the Department of Housing, Planning and Local Government, would seriously injure the residential amenities of future occupants and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 17/09/2019

Chris McGarry