



An
Bord
Pleanála

Board Direction
BD-004708-19
ABP-305308-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/12/2019.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the Z2 residential zoning objective for the site to protect and/or improve the amenities of residential conservation areas and to the design, scale and layout of the proposed development relative to adjacent properties, particularly the quality and eastern orientation of the short rear gardens and the poor aspect from the windows in the upstairs rear bedrooms, the Board considered that the proposed development represented overdevelopment of the site which would provide a substandard level of residential amenity for future occupants of the development and which would seriously injure the residential amenities of property in the vicinity. The Board considered that the proposed development was not in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board agreed with the Inspector that a reduced quantum of private amenity space might be considered acceptable in this inner suburban location but remained concerned that the overall quality of the space was compromised arising from the orientation of the proposed gardens and the overall constrained nature of the site relative to adjoining developments. Furthermore, the Board noted that the rear

bedrooms were served by side windows and rooflights but considered that the aspect from the windows was poor as a result of their orientation towards site boundaries and adjacent buildings. The Board, therefore, did not consider that the proposed development was in accordance with the proper planning and sustainable development of the area.

Board Member

Date: 10/12/2019

Maria FitzGerald