



An
Bord
Pleanála

Board Direction
BD-005319-20
ABP-305496-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on February 26th, 2020.

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

Reasons and Considerations

Having regard to the restricted nature of the site and its corner location, the adjacent residential properties to the north (side) and rear, and buildings to the south, and to its design and form, it is considered that the proposed development would appear overly prominent on the streetscape, would not provide an acceptable standard of private open space for the future residents of house number 2, and would interfere with the development potential of adjoining property to the south by reason of windows immediately adjoining the property boundary and overlooking that property. The proposed development would, therefore, seriously injure the amenity of future residents of the house, would seriously injure the amenities of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

Note 1: In making its decision, the Board also had concerns regarding the poor quality of the internal layout of the development, as noted by the observers, including the access to the rear gardens solely through a bedroom at ground floor level, but decided not to include this as a further reason for refusal, as it would represent a new issue in the context of the appeal.

Note 2: The Board generally concurred with the analysis of the planning authority in relation to the type and scale of development that would be appropriate for the subject site.

Board Member

Date: 6th March 2020

Philip Jones