



An
Bord
Pleanála

Board Direction
BD-005037-20
ABP-305530-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on January 23rd, 2020.

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

Reasons and Considerations

1. Having regard to the scale, mass and extent of the proposed development, and in particular the proposal to provide elevated terraces and balconies above ground floor level in close proximity to adjoining properties, and having regard to the design of the proposal, which involves significant overlooking of adjoining property to the south, it is considered that the proposed development would seriously injure the residential amenities of adjoining property, and in the case of the adjoining property to the south, would prejudice its development potential. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area
2. Having regard to its scale and footprint, in the context of the pattern of development in the vicinity, it is considered that the proposed development would represent significant over development of a constrained site area, and would significantly reduce the amount of private open space for the main dwelling at number 43 Bloomfield Avenue, thereby seriously injuring the amenities available to the residents of that dwelling. The proposed

development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board was of the view that the proposal would represent overdevelopment of this site, and concurred with the view of the Planning Authority that a single dwelling would be more appropriate at this location (rather than three, as proposed). The Board considered that, while achieving increased densities on infill sites such as this was desirable and in accordance with national policy guidance generally, this could not be achieved where the result would be deleterious impacts on neighbouring properties, as in this case. Furthermore, the Board considered that the proposed development, by reason of its extent and design, would leave very minimal provision of private open space to serve the parent dwelling at no. 43 Bloomfield Avenue, and would seriously impact on the development potential of the adjoining property at number 42 Bloomfield Avenue. However, the Board did concur with the Inspector that it was appropriate not to require off-street car parking in this particular case, and therefore decided not to endorse the Planning Authority's second reason for refusal.

Board Member

Date: 27th January 2020

Philip Jones