Board Direction
BD-005287-20
ABP-305757-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on March 4th, 2020.

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

Reasons and Considerations

1. Having regard to the design, scale, bulk and height of the proposed development, to the prominent location on a corner site and to the established pattern of development in the adjoining houses in Kilcreen Cottages Estate to which the appeal site is visually and physically connected, it is considered that the proposed development would constitute a visually incongruous element in the streetscape in this location and would be out of character with the existing residential properties in the vicinity. The proposed development would, therefore, seriously injure the visual amenities of the area and be contrary to the proper planning and sustainable development of the area.

2. Having regard to the scale, bulk and footprint of the proposed development, to the proximity of the development to site boundaries, to the extent of works proposed to facilitate the reduction in ground levels on the site and the implications of such reduction for the site layout, to the house design incorporating obscure glazing to habitable rooms, and to the lack of usable private open space within the site, it is considered that the proposed development would constitute overdevelopment of the site and a form of

development that would result in a poor standard of residential amenity for future occupants of the development and have an overbearing visual impact on No.6 Kilcreen Cottage. The proposed development would, therefore, result in a sub-standard form of residential development, would seriously injure the amenities and depreciate the value of adjoining properties and would be contrary to the proper planning and sustainable development of the area.

Board Member

Philip Jones

Date: 4th March 2020