



An
Bord
Pleanála

Board Direction
BD-005415-20
ABP-305898-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/03/2020.

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

Reasons and Considerations

1. The site of the proposed development is located within 'The Burnaby', which is a low density area of historical and architectural interest, composed mainly of large, family style homes located on generous sites and is located within a designated Architectural Conservation Area (ACA) of National interest, as set out in the 'Greystones-Delgany & Kilcoole Local Area Plan 2013 – 2019'. It is considered that the proposed development would be out of character with the existing pattern of development in the area, would represent a cramped form of development in 'The Burnaby' Architectural Conservation Area, would conflict with the objectives of the planning authority for the area and would, therefore, be contrary to the proper planning and sustainable development of the area. Furthermore, it is considered that the siting and scale of the proposal results in an overbearing form of development that would be contrary to Objective HER12 of the 'Greystones-Delgany & Kilcoole Local Area Plan 2013 – 2019' in that the development would erode the character of the ACA. The proposal would, therefore, seriously injure the character of the area and would be contrary to the proper planning and sustainable development of the area.

2. Having regard to the disposition on the site of the existing dwelling “Whitshed Lodge” and its attendant grounds, and the proposed subdivision of the grounds, it is considered, that the resultant private amenity space available to the existing dwelling, which would be directly to the front, dominated by the driveway and overlooked by the proposed development, would be inadequate for use by future occupants. The proposal would, therefore, seriously injure the residential amenity of the area and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 16/03/2020

Michelle Fagan