



An  
Bord  
Pleanála

**Board Direction**  
**BD-005445-20**  
**ABP-306123-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/03/2020.

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

### **Reasons and Considerations**

The board considered that the proposed development constitutes the overdevelopment of this tight corner infill site, would fail to provide an adequate level of private open space and residential amenity for future occupiers in terms of daylight and sunlight for bedrooms served predominantly by high level windows, and would also give rise to noise disturbances for neighbouring occupiers, arising from the provision of the primary private open space area at roof level. The board considered that the proposed development would seriously injure the residential amenities of future occupiers of the development and the residential amenities of properties in the vicinity of the site and would not, therefore, be 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 planning authority that the proposed development provided a substandard level of residential amenity for future occupants and considered that the amendments proposed by the development including the addition of a ground level window to bedroom 2 at appeal stage, did not adequately overcome these issues.

Furthermore, the Board concurred with the planning authority that the proposed roof terrace, which would effectively be the only garden area available to future occupiers, would also give rise to potential noise and nuisance concerns for neighbouring occupiers. The board considered, therefore, that the proposed development would seriously injure the residential amenities of the area and would not be in accordance with the proper planning and sustainable development of the area.

**Board Member**

**Date:** 19/03/2020

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Maria FitzGerald