



An
Bord
Pleanála

Board Direction
BD-005485-20
ABP-306429-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/03/2020.

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

Reasons and Considerations

1. It is considered that the development for which retention permission is sought and the proposed development, a detached prefabricated structure used as a dwelling, by reason of its length, scale, inadequate open space and siting to the rear of a commercial premises, and its internal form and layout entailing a lack of fenestration and outlook from the living room, dining room and the main bedroom space within the structure, would comprise overdevelopment of the site and piecemeal development that would be at variance with the predominant pattern of development in the area and would constitute a substandard residential amenity for the occupants of the structure. The development for which retention permission is sought and the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The development for which retention permission is sought and the proposed development is not served by an individual or independent access, with only

pedestrian access being provided through an existing commercial property and would not allow for any access for emergency services. This access arrangement would represent a significant dis-amenity to the occupants, both of the host property and of the prefabricated structure for which retention permission and permission for proposed development is sought. The development for which retention permission is sought and the proposed development would seriously injure the amenities of the occupants due to the lack on an independent access, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 23/03/2020

Chris McGarry