



An  
Bord  
Pleanála

**Board Direction**  
**BD-005969-20**  
**ABP-306566-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/06/2020.

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 excessive scale and footprint of the proposed development and the restricted nature of the site area, the lack of communal amenity and external storage provisions, the single aspect and north facing nature of proposed Apartments 2, 3 and 4, the constrained nature of kerbside surface parking, and the limited form and location of private patio spaces, it is considered that the proposed development would constitute overdevelopment of a restricted site, would provide substandard accommodation for the occupants of the proposed residential units and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the excessive height, bulk and scale of the proposed development, to the incongruity of the roof design, fenestration and finishes, and to the siting of the proposed development at the junction of Kiltegan Park and Rochestown Road, it is considered that the proposed development would constitute a prominent, intrusive structure that would be out of character with the pattern of development in the area, would be seriously injurious to the

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

**Board Member**

**Date:** 18/06/2020

---

Michelle Fagan