



An
Bord
Pleanála

Board Direction
BD-006281-20
ABP-306741-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/08/2020.

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

Reasons and Considerations

It is considered that the proposed development, by reason of its bulk, form and disposition on this constrained corner site, would constitute overdevelopment of the site and seriously injure the amenities of future occupants of the proposed development and of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that proximity of windows serving habitable rooms to the boundary wall and to the existing two storey dwelling to the south, would produce a substandard form of development, by reason of overshadowing and impacts on privacy. Furthermore, it is considered that the layout of the driveway, and lack of available turning space on the site would endanger public safety by reason of traffic hazard

Board Member

Date: 19/08/2020

Michelle Fagan