



An  
Bord  
Pleanála

**Board Direction**  
**BD-006712-20**  
**ABP-307233-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/10/2020.

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 provisions of 'Sustainable Urban Housing: Design Standards for New Apartments. Guidelines for Planning Authorities' published in 2018 by the Department of Housing, Planning and Local Government, it is considered that, the proportion of two bedroom three person apartments, significantly exceeds the 10% cap set out under the guidelines, which together with, the lack of any communal open space, and an insufficient number of cycle spaces, would fail to provide a satisfactory standard of amenity for future residents. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the proximity of the proposed development to the boundary with No.1 Pennywell Road, it is considered that the proposed building would have an overbearing effect, and would seriously injure the visual and residential amenity of the neighbouring property, and would therefore be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 14/10/2020

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Michelle Fagan