



An
Bord
Pleanála

Board Direction
BD-006461-20
ABP-307274-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/09/2020.

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

Reasons and Considerations

Having regard to the deficiency in private open space to both existing and proposed houses in the planning application as submitted to the planning authority and the construction of the proposed house onto the public footpath in this suburban area,

and the proposal in the grounds of appeal to remove the car parking space from the curtilage of the house, it is considered that the proposed development would constitute overdevelopment of a restricted site area, would be out of character with the existing pattern of development in the vicinity and would result in a substandard level of accommodation for occupants. The proposed development would, therefore, seriously injure the amenities of the area and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 15/09/2020

Terry Ó Niadh