



An
Bord
Pleanála

Board Direction
BD-007606-21
ABP-307653-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/02/2021.

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

Reasons and Considerations

1. The appeal site comprises a small infill site within an established residential area and is located on lands that are zoned Objective B (Existing Residential / Infill) under the provisions of the Leixlip Local Area Plan, 2020-2023, where the stated objective is 'to protect and improve the amenity of established residential communities and promote sustainable intensification'. Having regard to the scale of the proposed development, its proximity to site boundaries and adjoining properties, particularly the houses to the east and north east in The Park, Westfield, it is considered that, notwithstanding the proposed design alterations including the screening of living room windows and balconies, the proposed development would have a significant negative impact on the residential amenities of these adjoining properties by virtue of overlooking, overbearing visual impact and loss of privacy and that the design alterations proposed to the apartment units are such that they would lead to an overall poor standard of residential amenity for future occupants of the apartment units on the eastern side of the proposed block due to lack of daylight and sub-standard outlook from living accommodation. The proposed development would therefore constitute overdevelopment of the site that would be contrary to the Objective B (Existing Residential / Infill) zoning of the

site and a form of development that would seriously injure the amenities and depreciate the value of properties in the vicinity of the site.

2. The proposed development, by reason of inadequate provision of car parking to serve the development and particularly the permitted creche use on the adjoining site to the west, would lead to pressure for parking and traffic movements in the immediate environs of the site that would lead to traffic congestion and haphazard parking. The proposed development would therefore endanger public safety by reason of a traffic hazard and obstruction of road users.

Board Member

Date: 25/02/2021

Michelle Fagan