



An
Bord
Pleanála

Board Direction
BD-007886-21
ABP-308817-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/04/2021.

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 poor quality of open space serving the ground floor apartment, which would be over-sailed for the majority of its depth and width by the balcony structure serving the first floor apartment, with consequent adverse impact on the usability of this open space and on the light penetration into the ground floor apartment, and having regard to the modest net usable floorspace of approximately 41 square metres for the first floor apartment, it is considered that the proposed development would constitute a substandard form of development which would seriously injure the amenity of prospective occupants. The proposed development and the development for which retention permission is sought, would fail to establish a satisfactory standard of residential amenity for future residents and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Board considered the Inspector's recommended reason for refusal and agreed with the Inspector on the issue of the standard of amenity for future residents. However, the Board did not share the view that the proposed development would lead to excessive pressure upon on-street parking, or that the proposed development would militate against an appropriate standard of design for the Architectural Conservation Area.

Board Member

Date: 14/04/2021

Chris McGarry