



An
Bord
Pleanála

Board Direction
BD-007707-21
ABP-309134-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/03/2021.

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

Reasons and Considerations

It is considered that the proposed shed would constitute overdevelopment of a restricted site and would result in substandard development in terms of residential amenity for the occupants of the house due to the inadequate private amenity space remaining. In addition, by virtue of the siting of the structure, its proximity to neighbouring residential properties, the stepped nature of the rear garden spaces associated with the terrace of houses at this location, the building's scale and height, its visibility from the public realm, and the consistent form and character of the established estate, it is considered the proposed development would seriously injure the residential and visual amenities of the area, would conflict with the existing pattern of development, and would set an undesirable precedent for further development of this nature at this location. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 12/03/2021

Michelle Fagan