

An
Bord
Pleanála

Board Direction
BD-009164-21
ABP-310128-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/09/2021.

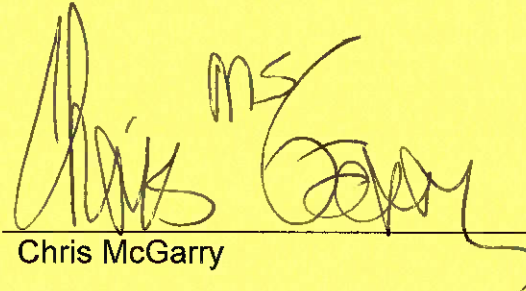
The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

On the basis of the documentation submitted with the application and appeal, it is considered that the proposed development would constitute substandard development by reason of the lack of definable private open space provision for the proposed dwelling, a lack of a clear delineation of separate amenity spaces to serve the proposed dwelling and the existing commercial premises on the site respectively, an absence of detail regarding natural light provision to the ground floor of the proposed dwelling and an absence of detail regarding storage, including bin storage provision for the proposed dwelling and for the existing commercial premises on site. In this regard it is considered that the proposed development would seriously injure the amenities of prospective occupants of the proposed dwelling and of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered the totality of the documentation submitted with the application and appeal and determined that the detail provided would not support a grant of permission, specifically with regard to private open space, storage, including bin storage and the quality of natural light provision into the ground floor of the proposed dwelling.

Board Member


Chris McGarry

Date: 28/09/2021