

An
Bord
Pleanála

Board Direction
BD-008943-21
ABP-310283-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/08/2021.

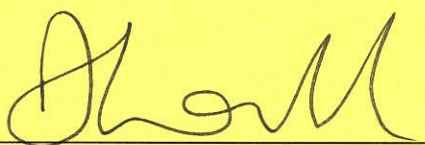
The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the scale of the proposed development relative to the site, the quality and quantum of the private amenity space to serve each dwelling, and the limited separation distance between the dwellings, it is considered that the proposed development would fail to provide an adequate level of residential amenity for existing and future occupiers, contrary to the City Development Plan 2016-2022 and accordingly would not be compatible with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the scale of the proposed development on a limited plot size and the consequent limited amenity space provided to both the existing dwelling at 10 Ashfield Road which has already been extended into the rear garden area and to the proposed mews development would result in an unsatisfactory level of amenity for both houses and would represent overdevelopment of the site. While the Board noted the Inspector's analysis and assessment, it did not accept that the proposed modifications submitted with the appeal documentation overcame the limited qualitative nature of the amenity for both houses.

Board Member



Dave Walsh

Date: 20/08/2021