

An
Bord
Pleanála

Board Direction
BD-009215-21
ABP-310310-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/10/2021.

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 restricted nature of the proposed site, the location of the existing garage immediately behind the established house on the site, the inadequacy of separation distances between the proposed development and adjoining properties, the loss of privacy arising for the established house from nuisance and disturbance due to the siting and proximity to that house, and the lack of independent amenity provisions and functional servicing provisions for the occupants of the proposed house and the reduction of amenity for the established house as a result, it is considered that the proposed development would result in an overdevelopment of the site, would seriously injure the residential amenities of the adjoining dwelling, would depreciate the value of that property, would provide a substandard form of accommodation for the occupiers of the proposed dwelling, and would create an undesirable precedent for development of a similar nature in the vicinity.

Furthermore, the Board is satisfied that the proposed accommodation could reasonably be provided by means of modification or extension of the existing

dwelling on the site. The proposed development would, thereby, be contrary to the proper planning and sustainable development of the area.

Board Member



Michelle Fagan

Date: 07/10/2021