

An
Bord
Pleanála

Board Direction
BD-009575-21
ABP-310363-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/12/2021.

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

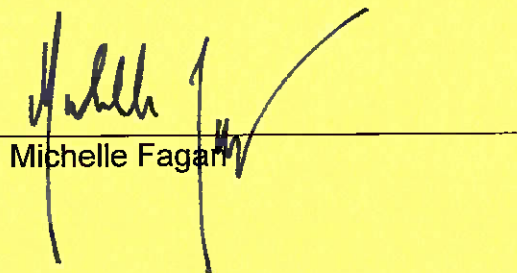
Reasons and Considerations

1. It is considered that the proposed development would be contrary to the zoning objective, "*To protect, provide and improve residential amenities of existing residential areas*" as provided for in the Bray Local Area Plan, 2018 because it would constitute a substandard and piecemeal form of back land development which would seriously injure the residential amenities and privacy of the existing development and those of the future occupants of the proposed dwelling by reason of:
 - the restricted site layouts resulting from the proposed site subdivision in which there is predominance of hard surface space relative to landscaped private open space,
 - dependence on provision for vehicular access via the side of the existing dwelling, and
 - dependence on poor outlook to the north over a small terrace from the interior of the upper floor main living accommodation.

As a result, the proposed development would be contrary to the proper planning and sustainable development of the area.

2. The Board is not satisfied based on the information available in connection with the application and the appeal that adequate sight lines to the east can be provided for the proposed entrance and that the proposed development would not give rise to endangerment of public safety by reason of traffic hazard. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member



Michelle Fagan

Date: 02/12/2021