

An
Bord
Pleanála

Board Direction
BD-009197-21
ABP-310508-21

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

The Board decided by a majority of 2:1 to refuse permission for the following reasons and considerations.

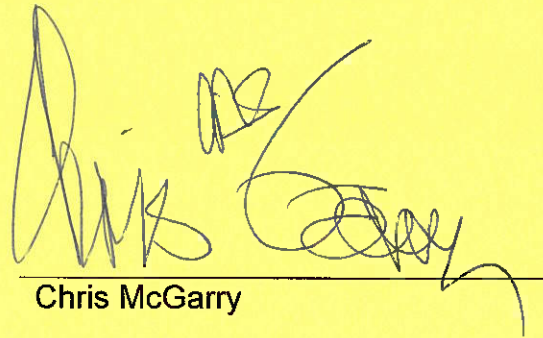
Reasons and Considerations

Having regard to the zoning of the subject site and the pattern of residential development adjoining, the proposed development, by reason of the disposition of buildings on site, would seriously injure the amenities of adjoining residential property due to overbearance. 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 noted and shared the view of the Inspector, that the proposed development would be acceptable in terms of, the principle of development at this location, the quantum of parking, overlooking, traffic safety and the dwelling mix proposed. The Board also considered and that the information submitted with the application was sufficient to enable a determination on overshadowing. However, having considered the totality of the submitted material with the planning application and the submissions from all parties, the Board determined that the specific location and scale of the buildings on site proximate to the property boundary to the east, would

result in material overbearance to the front and rear of the adjoining residential property and that this would seriously injure the amenities of that property, noting also the current zoning of the site and adjoining property, which provides for residential development while ensuring the protection of existing residential amenity.

Board Member



Chris McGarry

Date: 06/10/2021