



An
Bord
Pleanála

Board Direction
BD-009151-21
ABP-310539-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/09/2021.

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 location of the site within a residential conservation area and to the design and layout of the proposed development, which includes a two-storey element forward of the main building line along Vergemount Park, it is considered that the proposed development, by reason of its bulk, height and proximity to adjoining properties, would be overbearing and result in a loss of daylight and sunlight at 1 Vergemount Park and would, therefore, seriously injure the residential and visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Board noted that the proposed development would remove the existing vehicular access and car parking area serving Ashleigh House and that a revised vehicular access for Ashleigh House would be subject to a separate planning application. However, the Board was of the view that the consideration of the proposed development, in the absence of clear proposals to address the loss of access and parking for Ashleigh House, would give rise to haphazard development and considered that any future application should seek to resolve this issue.

Board Member

Maria FitzGerald
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Date: 27/09/2021