

An
Bord
Pleanála

Board Direction
BD-011939-23
ABP-311584-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/03/2023.

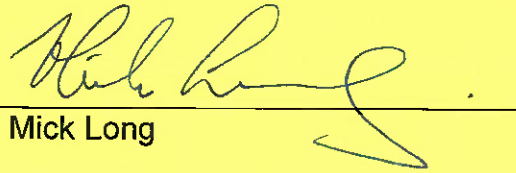
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The proposed development as submitted to the planning authority (on the 16th day of July 2021), by reason of its height, bulk and massing relative to surrounding residential properties, would have an overbearing impact on adjacent properties, would be out of character with the pattern of development in the vicinity and would constitute a visually discordant feature in the streetscape which would be contrary to the Z1 land use zoning of the site and surrounding area. The proposed development would, therefore, seriously injure the amenities of the area and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the main (south-west) aspect and proximity of Block B to the shared boundary with No. 29A Jamestown Road, it is considered that the proposed development (as indicated in both the proposal as submitted to the planning authority on the 16th day of July 2021 and the revised design option received by An Bord Pleanála on the 6th day of October 2021) would seriously injure the amenities of the said neighbouring property and would set an undesirable precedent for similar developments in the area. The proposed

development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Mick Long

Date: 23/03/2023