

An
Bord
Pleanála

Board Direction
BD-010130-22
ABP-311707-21

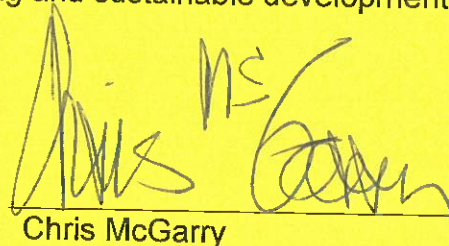
The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/03/2022.

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

Reasons and Considerations

The site of the proposed development forms part of an existing residential development where the siting of houses close to the footpath edge, separated by narrow strips of semi-private open space to the front of the houses in an open plan arrangement is an intrinsic part of the design approach that leads to a distinctive character and strong design coherence. The proposal to enclose this space to the front of the building with a wall and railings would be inconsistent with this established design approach such as to create a visually incongruous element in the streetscape, would alter the character of the overall street and would set a precedent for similar developments. It is considered that the proposed development would seriously injure the visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Chris McGarry

Date: 01/03/2022