

An
Bord
Pleanála

Board Direction
BD-010411-22
ABP-312045-21


The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/04/2022.

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

1.0 Reasons and Considerations

1. Having regard to the pattern of development in the area, the recessed siting of the proposed dwelling house in relation to the laneway, known as The Gardens, would be discordant with the existing character of the streetscape and its introduction would risk the establishment of an adverse precedent for such sitings in the future. Owing to the position of the building, the rear first floor bedroom window would result in excessive overlooking of and a loss of privacy to adjoining residential properties and the overlooking of private amenity space of future occupants of the proposed development by adjoining residential properties. Consequently, the proposed dwelling house would be seriously injurious to the amenities of residential properties in its vicinity and so it would be contrary to the proper planning and sustainable development of the area.

Board Member


Terry Ó Niadh

Date: 01/04/2022