

An
Bord
Pleanála

Board Direction
BD-010863-22
ABP-312300-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/06/2022.

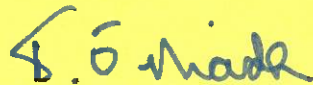
The Board decided, on a vote of 2 to 1, to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the surrounding urban structure and the disposition of the buildings on the site, to the form and scale of the proposal and the separation distances to the site boundaries of adjoining properties, it is considered that the proposal does not provide an appropriate transition in scale or have due regard to the nature of the surrounding urban morphology. The proposal is considered overly dominant, would have an excessively overbearing effect on adjoining property and would unduly overlook third party private open space. Furthermore, it is considered that the proposal would have a negative impact on the development potential of adjoining property. The proposed development would therefore seriously injure the amenities of property in the vicinity and the character of the area and would be contrary to the proper planning and sustainable development of the area.
2. The Board considered that the proposed development by reason of the sub optimal quality of the proposed communal open space and its limited access to sunlight would seriously injure the residential

amenities of future occupants of the proposed development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area

Board Member



Terry Ó Niadh

Date: 13/06/2022