

An
Bord
Pleanála

Board Direction
BD-010680-22
ABP-312440-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/05/2022.

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

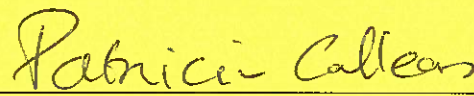
Reasons and Considerations

1. Having regard to the characteristics of the proposed site and based on the information submitted with the application and appeal, the Board is not satisfied that the proposed development would contribute positively to a sense of place making as the layout presented fails to respond to the site context and is lacking in the provision of usable open space and would seriously injure the residential amenities of future occupants and result in a visually discordant form of development.
2. Having regard to the height, design, mass, scale and layout of the proposed development and difference in site levels between the scheme and the neighbouring dwellings and the proximity of adjoining residential properties to the north, the Board was not satisfied on the basis of the information before it that the subject scheme could be accommodated on the site without adversely affecting the amenity of neighbouring dwellings by reason of overlooking and overbearing impact. The proposed development would therefore be seriously injurious to the residential amenities of the area and of

properties in the vicinity and would not be in accordance with the proper planning and sustainable development of the area.

3. Based on the information submitted with the application and appeal, the Board is not satisfied that the access arrangement and on and off road parking are adequate to serve the proposed development and that the traffic movements likely to be generated would not interfere with the free flow of traffic resulting in an unacceptable traffic hazard.

Board Member



Patricia Callear

Date: 11/05/2022