



An
Bord
Pleanála

Board Direction
BD-010468-22
ABP-312506

The submissions on this file and the Inspector's report were considered at a Board meeting held on 7th April 2022.

The Board decided to refuse permission for the proposed development for the following reasons and considerations and subject to the following conditions.

Reasons and Considerations

The proposed development is located in an area zoned for residential infill development with the objective to protect and enhance the amenity of established existing residential communities and promote sustainable intensification in the Leixlip Local Area Plan 2020-23. Having regard to the restricted nature of the site and the scale and layout of the proposed new dwelling and garage relative to the existing house on the site, it is considered that the development comprises overdevelopment of the site which would not provide a satisfactory standard of residential amenity for occupants of the existing cottage by reason of overlooking and overbearance. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Board noted that amended plans and information was submitted with the appeal to An Bord Pleanála (dated 17th day of January 2022) which proposes that the use of the existing cottage is changed to an ancillary use comprising a home office, music room, home gym and guest bedroom for the proposed new house. However, the Board noted that the amended plans propose the provision of 5 car spaces, comprising 3 for the new house and 2 for the ancillary use and concur with

the Planning Inspector that the detail provided in relation to this proposed ancillary use is unclear. Furthermore, the Board noted that rear access to the garage of the proposed new dwelling would be impeded by the use of the parking spaces adjacent to the garage entrance (Drawing Reference: Dwg. No. P-14 Rev-A). The Board concluded that further clarity and/or public notices on this proposal would be required to enable an assessment of the revised proposal.

Board Member

Maria FitzGerald
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Date:

7th April 2022