

An
Bord
Pleanála

Board Direction
BD-011048-22
ABP-313148-22

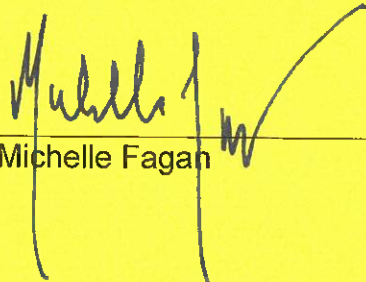
The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/07/2022.

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

Reasons and Considerations

Having regard to the submissions on the file, the size and design of the dwelling which is proposed to be subdivided into two residential units, the aggregate living area proposed, the absence of private open space separate from the existing dwelling on the site, the increased height of the house, and the proposed introduction of extensive glazing on the front elevation of the house, it considered that the proposed development would constitute over development of the site, would fail to integrate into the existing streetscape and would adversely impact on the residential and visual amenities the area. The proposed development would, therefore, seriously injure the amenities and depreciate the value of properties in the vicinity, would result in substandard accommodation for future occupants of the development and would be contrary to the proper planning and sustainable development of the area.

Board Member


Michelle Fagan

Date: 29/07/2022

