



An
Bord
Pleanála

Board Direction
BD-011247-22
ABP-313524-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/09/2022.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the nature of the site, the scale and layout of the proposed development, the distance of the proposed two storey structure from the boundary to the west, the layout and disposition of the private amenity space for future occupants, and the lack of screening to the private amenity space of the existing dwelling, it is considered that the proposed development by reason of its scale, form and design would constitute overdevelopment of a limited site area, would result in inadequate private open space, and would seriously injure the amenities of property in the vicinity by reason of proximity and overlooking. The proposed development would, therefore, seriously injure the amenities of the area and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the two storey form and scale of the proposed development and the limited distance from the boundary with No. 2 Temple Vale, would seriously injure amenities of property in the vicinity by reason of proximity and overlooking, and notwithstanding compliance with the quantum area proposed, would provide an inadequate and substandard private amenity space for future occupants by reason of

its narrow configuration. The proposed development would, therefore, seriously injure the amenities of the area.

Board Member



A handwritten signature in dark ink, appearing to read 'Michelle Fagan', is written over a horizontal line. The signature is stylized with a large 'M' and a long, sweeping flourish that extends to the right.

Michelle Fagan

Date: 12/09/2022