

An  
Bord  
Pleanála

**Board Direction**  
**BD-012751-23**  
**ABP-313978-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/06/2023.

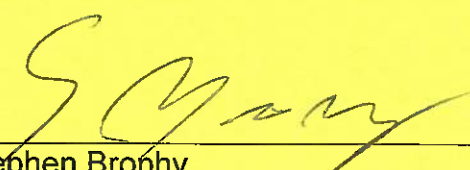
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Consideration**

1. Having regard to the restricted nature and prominent location of this corner site and the established pattern of development in the surrounding neighbourhood, 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 the inadequate provision of good quality private open space in tandem with on-site car parking, and would be visually obtrusive on the streetscape and out of character with development in the vicinity. 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.
2. In the absence of adequate on-site car parking provision likely to be required for a three bed dwelling in this location, the proposed development would increase the pressure on existing on-street car parking facilities in the locality thereby exacerbating haphazard parking practices and endangering public safety by reason of traffic hazard and the obstruction of road users. It would set an undesirable precedent for similar development in the locality and

would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**



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Stephen Brophy

**Date:** 04/07/2023