

An
Bord
Pleanála

Board Direction
BD-012697-23
ABP-314017-22

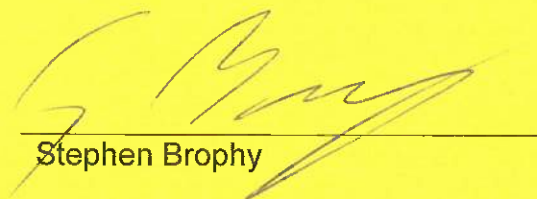
The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/06/2023.

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

Reasons and Considerations

The site was originally part of the rear garden area of number 30 Fitzgibbon Street, which is in residential use. The proposed development would result in the permanent loss of private amenity space to the existing house at number 30, whether in multiple occupancy or in the event of the house being reconverted to use as a single dwelling unit, and therefore would constitute overdevelopment of the site. The proposed development, in itself and by the precedent it would set, would, therefore, seriously injure the amenities of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

Board Member



Stephen Brophy

Date: 30/06/2023