



An
Bord
Pleanála

Board Direction
BD-015132-24
ABP-314183-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/01/2024.

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

Reasons and Considerations

1. Having regard to the position of the proposed building relative to the play area within the curtilage of 8 Henrietta Street to the south and the location of first- and second-floor bedroom windows 1.5m from the common boundary with 8 Henrietta Street, it is considered that, notwithstanding the proposed use of obscured glazing in some of the glazing panels on the southern façade of the building in habitable rooms, the proposed development would result in overlooking of adjoining property to the south, which would seriously injure the amenities of the area. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.
2. The layout of the ground-floor studio apartment does not meet with the minimum width standard, set down for such units in the 'Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities (December 2022)', prepared by the Department of Housing, Local Government and Heritage. The balcony areas for each of the 2 two-bedroom units do not meet with the minimum area requirements set down in the aforementioned Guidelines. Furthermore the courtyards for the two ground floor units would provide a poor quality of amenity space for future occupants of the units having regard to their limited depth and area and the ground level relative to the level of the adjoining

play area/classroom structure and the boundary wall with this property to the south. Furthermore, the level of daylight and sunlight available to the studio unit within the development would be seriously substandard, and would be detrimental to the residential amenities of future occupants. The proposed development would, therefore, seriously injure the amenities of future occupants of the units. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Patricia Calleary

Patricia Calleary

Date: 21/01/2024