

An
Bord
Pleanála

Board Direction
BD-014592-23
ABP-314444-22

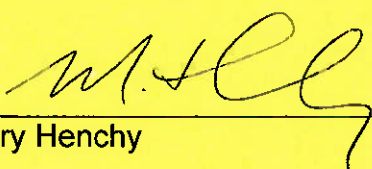
The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/11/2023.

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 orientation of the rear elevations of the proposed dwelling houses and their rear gardens, their proximity to the adjacent local road, and its elevated position above the site, it is considered that the proposed residential properties would receive insufficient sunlight and daylight and their outlooks would be excessively enclosed. Additionally, as the proposed rear gardens would be terraced over multiple north-facing levels, their fragmented layout and northerly aspect would severely curtail their utility and attractiveness. Consequently, these residential properties would afford an unsatisfactory standard of amenity to future occupiers and so they would be contrary to the proper planning and sustainable development of the area.

Board Member


Mary Henchy

Date: 16/11/2023