

**An
Bord
Pleanála**

**Board Direction
BD-014967-24
ABP-315252-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/01/2024.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the zoning of the subject site, to the nature, scale and extent of the proposed development and to the pattern of residential development in the vicinity, it is considered that, subject to the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area, including the amenities of property in the vicinity, would be acceptable in terms of design and appearance, would be acceptable in terms of pedestrian and traffic safety and would constitute an appropriate form of development at this location. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered the totality of the documentation on file, including the third party appeal and the reports of the planning authority. The Board noted, and agreed with, the commentary of the planning authority that there are existing similar dwellings constructed within this estate at higher and lower elevations and the principle of such a design would be open for consideration. In this regard, the Board did not share the opinion of the inspector that the proposed dwelling would be an unduly dominant addition to the landscape and would fail to respect the visual sensitivities of the site

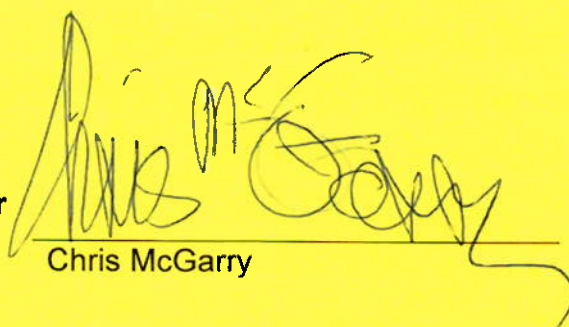
within its context. While the proposed development would be visible in the wider context, the Board determined that this fact of itself did not translate to a negative impact, as the design of the proposed dwelling is of high quality and is comparable to other dwellings in the immediate vicinity. Furthermore, the Board determined that the wider area displays no designated visual sensitivity, such that the addition of the proposed dwelling would constitute an unacceptable visual impact.

Conditions

AS PER PA DECISION.

Insert non specific section 48 condition.

Board Member



Chris McGarry

Date: 05/01/2024