



An
Bord
Pleanála

Board Direction
BD-015909-24
ABP-315876-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/03/2024.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

The proposed dwellings 1 and 2 are designed so as to have first floor bedroom window in each unit facing east. These windows would lie 0.8m from the private amenity space of proposed dwellings 2 and 3 respectively. Notwithstanding proposals to enclose the east boundary of dwellings 1 and 2 by 1.5m high obscure glazing, undue overlooking would arise onto these private amenity spaces which is not considered acceptable for the enjoyment of future occupants of Dwellings 2 and 3. The Board noted the inspector's recommended condition to increase the height of the obscure glazing to prevent such overlooking occurrence. While this would serve to address the overlooking issue of concern, it would also lead to a resultant poor and unacceptable outlook for future occupants of these dwellings where the view out of the bedrooms on the east elevation would be directly facing onto a high obscure glazed privacy screen. The proposed development would, therefore, be contrary to the Z1 and Z2 zoning objectives for the site and the proper planning and sustainable development of the area.

Note:

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted the inspector's recommended condition to increase the height of the obscure glazing, and while this would in itself serve to address the overlooking of private amenity spaces of dwellings 2 and 3, it would lead to a resultant poor and unacceptable outlook for future occupants of dwellings 1 and 2 where the view out of the bedrooms on the eastern elevations would be directly facing onto a high obscure glazed privacy screen. While the Board agreed otherwise with the inspector that the site was suitable in principle for redevelopment, the Board was not satisfied that this the overlooking issue was satisfactorily resolved in the current design proposal.

Board Member



Patricia Calleary.

Date: 24/03/2024