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Bord  
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**Board Direction**  
**BD-012584-23**  
**ABP-315913-23**

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.

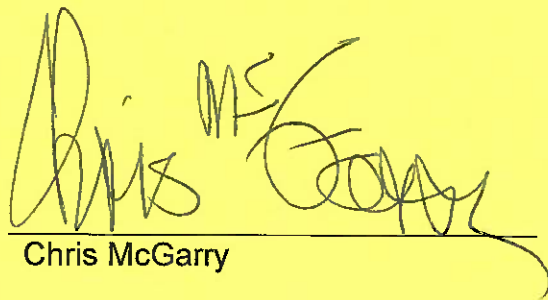
#### **Reasons and Considerations**

The proposed development would significantly reduce the private open space associated with the existing dwelling at No 4 Fr Angelus Park such that it would be seriously injurious to the residential amenities of that property and result in a poor standard of residential amenity to the occupants thereof. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Note:**

The Board noted the Inspector's recommended reason for refusal in relation to visually obtrusiveness of the house design. The Board considered that this was indeed a valid reason for refusal under the previous application on site, but determined that in this instance the proposed design of itself was an improvement in comparison. In addition, the Board noted the Inspector's recommended reason for refusal related to prominent location of the site and its integral relationship with the existing layout and visual character of the estate. The Board shared the broad view of the Inspector on this issue but considered that with a different design approach for a potential dwelling at this serviced location along with a resolution to the existing private amenity issue at No. 4, and in consideration of recent Government Policy including the provisions of Housing for All, that this reason would not be warranted.

**Board Member**



Chris McGarry

**Date:** 27/06/2023