

An
Bord
Pleanála

Board Direction
BD-019440-25
ABP-321469-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/04/2025.

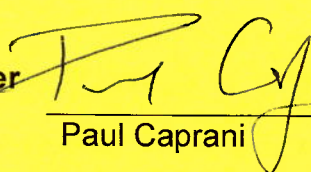
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. It is considered that the traffic movements generated by the access to be retained onto Martello Avenue which has restricted width and parallel parking on the opposite side of the road to the vehicular entrance, and the restricted sightlines in both directions, would endanger public safety by reason of traffic hazard and would lead to conflict between road users and would be contrary to the proper planning and sustainable development of the area. Furthermore, the Board is not satisfied on the basis of the submissions, and in particular the restricted width of the historic entrance to the rear garden, that vehicular parking is an established use in the rear garden of Mount Verona House.
2. Having regard to the height and length of the proposed screening to be retained on top of an existing wall as illustrated in the planning application documentation, and the proximity to the boundary with number 5 Summerhill Road, it is considered that the proposed development would seriously injure the residential amenities of property in the immediate vicinity, by reason of overbearing impact and overshadowing. The proposed development would, therefore, be contrary to the proper planning and sustainable development of

the area and would set an undesirable precedent for other similar developments. Furthermore, the Board considers that it is precluded from assessing any part of the development that has been constructed on site which is not included in the application drawings.

Board Member


Paul Caprani

Date: 11/04/2025