

An
Bord
Pleanála

Board Order
ABP-318387-23

Planning and Development Acts 2000 to 2022

Planning Authority: Carlow County Council

Planning Register Reference Number: 23/141

Appeal by Umberto Tavolieri care of P.D.S and Associates of Lismard House, Tullow Street, Carlow against the decision made on the 11th day of October, 2023 by Carlow County Council to refuse permission for the proposed development.


Proposed Development: Change of use of existing first floor storage area to residential use with ground floor access, additional external openings and balconies, refuse storage area and all associated site works to the rear of 24 Dublin Street, Carlow.

Decision

REFUSE permission for the above proposed development for the reasons and considerations set out below.

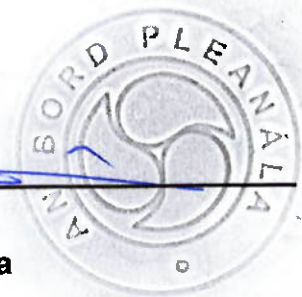
Reasons and Considerations

1. The proposal, by reason of its poor quality design, including the inadequate provision and sub-standard layout of functional private amenity space, and its north-north-east facing single aspect design with limited potential for direct sunlight, would give rise to a sub-standard form of development with poor residential amenity for future occupants, would conflict with standards set out in the Sustainable Urban Housing: Design Standards for New Apartments 2023, would materially conflict with policies AP.P1 and DP.P3 of the Carlow County Development Plan 2022-2028 which are considered to be reasonable, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The design of the proposed development, with balconies facing north-north-east, would result in serious overlooking of the adjoining site at Number 25, limiting the potential for future development on that site, and providing a poor quality outlook for the future residents of the proposed development. As such, the proposed development would seriously injure the residential amenities of property in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.


Liam Bergin

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this 18th day of July 2024.