



An
Bord
Pleanála

Inspector's Report ABP-302520-18

Development	Subdivision of site, including new vehicular and pedestrian entrance and construction of dwelling to the side of existing dwelling.
Location	Emoclew, 3 Oldcourt Grove, Bray, Co. Wicklow.
Planning Authority	Wicklow County Council
Planning Authority Reg. Ref.	18732
Applicant(s)	Daniel & Marie Murray
Type of Application	Permission
Planning Authority Decision	Refusal
Type of Appeal	First Party v. Decision
Appellant(s)	Daniel & Marie Murray
Observer(s)	None.
Date of Site Inspection	26 th November, 2018
Inspector	Robert Speer

1.0 Site Location and Description

- 1.1. The proposed development site is located in an established residential area on the outer suburbs of Bray town where it occupies a position towards the northernmost end of a small cul-de-sac of housing known as Oldcourt Grove. The immediate site surrounds are characterised by a variety of house designs with the eastern side of the cul-de-sac predominantly composed of conventionally-designed bungalows whilst the western side of the roadway includes a series of single storey, semi-detached, cottage-style residences. Within the wider area there are a number of other house types including conventional, two-storey, semi-detached and terraced dwellings to the east along Oldcourt Park.
- 1.2. The site itself has a stated site area of 0.018 hectares, is generally rectangular in shape, and is presently occupied by a detached, single storey, front-gabled dwelling house known as 'Emoclew'. It is bounded by existing residential properties to the north, south and east with a low wall and mature hedging defining the roadside boundary with Oldcourt Grove to the west.

2.0 Proposed Development

- 2.1. The proposed development involves of the demolition of an existing extension along the northern elevation of the dwelling house at No. 3 Oldcourt Grove and the subdivision of the overall plot to facilitate the construction of a new detached, single storey dwelling house (floor area: 55.9m²). The overall design of the proposed dwelling house is based on a simple rectangular plan and will utilise a conventional roof construction (save for a parapet detail along its southernmost edge) whilst its gable end will be orientated towards the public road and positioned to maintain the established building line. Access to the proposed dwelling will be obtained via the existing site entrance with a new vehicular access to be provided to serve the existing property. Water and sewerage services are available from the public mains network.

N.B. On 21st June, 2018, the Planning Authority issued a Certificate of Exemption pursuant to the provisions of Section 97 of the Planning and Development Act, 2000, as amended, with regard to the proposed development.

3.0 Planning Authority Decision

3.1. Decision

3.1.1. On 16th August, 2018 the Planning Authority issued a notification of a decision to refuse permission for the proposed development for the following single reason:

- Having regard to:
 - The location of the site within an existing residential area where the objective is to allow for infill residential development that protects the amenity of adjoining properties and the general character of the area as per the Bray Municipal District Local Area Plan, 2018 and the Wicklow CDP, 2016-2022,
 - The restricted nature of the proposed site due to its configuration as a long, narrow plot to the side of the overall site,
 - The layout of the proposed development resulting in the development of a new house on a restricted site that is lacking in circulation and private amenity space including the design and footprint of the house.

It is considered that the development would result in a development that is not in keeping with the prevailing pattern of residential development in the area and would result in overdevelopment of the site. The proposed development would therefore seriously injure the amenities of the area and properties in the vicinity and would materially contravene the objectives of the local area plan. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

3.2. Planning Authority Reports

3.2.1. Planning Reports:

Details the site context, planning history, and the applicable policy considerations before expressing concerns as regards the inadequacy of the private open space provision and an excessive plot ratio. The report proceeds to state that the subject proposal, with particular reference to the limited private open space and the restricted circulation area around the proposed dwelling house, would be out of

character with the surrounding pattern of development and would result in the overdevelopment of a confined site. It subsequently recommends a refusal of permission.

3.2.2. Other Technical Reports:

None.

3.3. **Prescribed Bodies**

None.

3.4. **Third Party Observations**

None.

4.0 **Planning History**

4.1. On Site:

PA Ref. No. 17275. Was refused on 7th July, 2017 refusing Daniel & Marie Murray permission for a dormer extension to side with ground floor extension to rear of existing bungalow and to increase width of existing vehicular entrance and with associated ancillary site works for the following reason:

- Having regard to
 - i. The policies and objectives set out in the Bray Town Development Plan with regard to extension and granny / family flats
 - ii. The layout of the proposed extension
 - iii. The size and scale of the development

It is considered that the proposed development would not accord with the character and form of the existing dwelling and would by virtue of its layout represent a separate dwelling unit on the site of a size and scale that could not be considered subsidiary to the main dwelling.

The proposed development would therefore be contrary to the policies and objectives of Bray Town Development Plan, 2011-2017 with regard to extensions and granny flats, and would be contrary to proper planning and development.

PA Ref. No. 171142. Was granted on 4th December, 2017 permitting Daniel & Marie Murray permission for the construction of a single storey extension to the side of the dwelling.

4.2. On Adjacent Sites:

PA Ref. No. 97630031. Was granted on 1st January, 2003 permitting Mr Ian Matthews permission consequent on a grant of outline permission for a house adjoining Emoclew, Oldcourt Grove, Bray.

PA Ref. No. 00630180. Was granted on 2nd January, 2001 permitting Mr. Paul Wilson permission for a 2 storey extension to the side of 11B Oldcourt Park, Boghall Road, Bray.

PA Ref. No. 07630056. Was granted on 28th June, 2007 permitted Ian & Deborah Matthews permission for a 56m² attic store with 4 no. rooflights to the side of the existing roof at 4 Oldcourt Grove, Bray, Co. Wicklow.

4.3. On Sites in the Immediate Vicinity:

PA Ref. No. 11630029. Was granted on 20th June, 2011 permitting Eleanor Devitt and Carol Scott permission for 2 No. detached/individual single-storey dwellings and ancillary site works on site (to south of no. 87) Oldcourt Grove, Boghall Road, Bray, Co. Wicklow.

PA Ref. No. 12630080. Was granted on 24th April, 2013 permitting David and Christine O'Neill permission for 2 no. detached/individual single storey dwellings on site to south of 87 Oldcourt Grove, Bray, Co. Wicklow.

PA Ref. No. 13630056. Was granted on 13th December, 2013 permitting David & Christine O'Neill permission for 1 no. detached/individual single storey dwelling on site to south west of 87 Oldcourt Grove, Bray, Co. Wicklow.

PA Ref. No. 13630110. Was granted on 28th February, 2014 permitting Andrew O'Reilly permission for a change of house type to provide detached/individual dormer bungalow in lieu of detached/individual single storey dwelling no 1 granted permission ref. 12/80 on site to south of 87 Oldcourt Grove, Bray, Co. Wicklow.

PA Ref. No. 13630113. Was granted on 27th March, 2015 permitting Elizabeth and Stephen More permission for 1 no. detached/individual single storey dwelling on site to west of 87 Oldcourt Grove, Bray, Co. Wicklow.

PA Ref. No. 151268. Was granted on 7th March, 2016 permitting David & Christine O'Neill permission for the retention of alterations to dwelling granted permission ref. no. 13/56. The alterations comprise the relocation of patio doors from the side (south) to the rear (west) & the relocation of a window from the rear (west) to the side (south), the relocation of entrance door & hall from the side (north) to the front (east) & the relocation of the chimney from the rear to the front elevation & also internal alterations, all at (site to South West of), 87 Oldcourt Grove, Bray, Co. Wicklow.

PA Ref. No. 161199. Was granted on 29th March, 2017 permitting Ian & Sylvia Ring permission for a detached 3 no. bedroom (129 sqm) bungalow to the existing rear garden, modifications to the existing vehicular entrance and front boundary wall to allow vehicular access to both dwellings, 2 no. new parking spaces to the side of the proposed dwelling, demolition of existing (36sqm) granny flat in the existing rear garden, all associated requisite ancillary works, at No. 9a Oldcourt Park, Bray, Co. Wicklow.

PA Ref. No. 18350. Was granted on 27th June, 2018 permitting James & Tina Kavanagh permission for the conversion of existing previously granted extension to separate independent dwelling unit and associated works at 92 Oldcourt Grove, Boghall Road, Bray, Co. Wicklow.

5.0 Policy Context

5.1. National and Regional Policy

- 5.1.1. The '*Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities, 2009*' note that, in general, increased densities should be encouraged on residentially zoned lands and that the provision of additional dwellings within inner suburban areas of towns or cities, proximate to existing or due to be improved public transport corridors, has the potential to revitalise areas by utilising the capacity of existing social and physical infrastructure. Such developments can be provided either by infill or by sub-division. In respect of infill residential development, potential sites may range from small gap infill, unused or derelict land and backland areas, up to larger residual sites or sites assembled from a multiplicity of ownerships. In

residential areas whose character is established by their density or architectural form, a balance has to be struck between the reasonable protection of the amenities and the privacy of adjoining dwellings, the protection of established character, and the need to provide residential infill.

5.2. Development Plan

5.2.1. Wicklow County Development Plan, 2016-2022:

Chapter 3: Settlement Strategy:

Section 3.2: *County Wicklow Settlement Strategy:*

Level 1 – Metropolitan Consolidation Town: Bray

Chapter 4: Housing:

Section 4.3: *Key Housing Principles:*

Section 4.3.2: *Zoning*

Section 4.3.4: *Densities:*

It is an objective of the Council to encourage higher residential densities at suitable locations, particularly close to existing or proposed major public transport corridors and nodes, and in proximity to major centres of activity such as town and neighbourhood centres.

Maximum densities will normally be ascribed to each parcel of zoned / designated residential land in the relevant local plan. Densities are crafted following an assessment of the capacity and characteristics of the land in question, in the interests of providing the most compact and sustainable form of development. In order to achieve the housing growth targets set out in the Core Strategy, it is important that maximum densities are achieved, except where insurmountable impediments arise.

In existing residential areas, infill development shall generally be at a density that respects the established character of the area in which it is located, subject to the protection of the residential amenity of adjoining properties.

Section 4.4: *Housing Objectives:*

HD2: New housing development, above all other criteria, shall enhance and improve the residential amenity of any location, shall provide for the highest possible standard of living of occupants and in particular, shall not reduce to an unacceptable degree the level of amenity enjoyed by existing residents in the area.

HD3: All new housing developments (including single and rural houses) shall achieve the highest quality of layout and design, in accordance with the standards set out in the Development and Design Standards document appended to this plan, which includes a Wicklow Single Rural Houses Design Guide.

HD10: In existing residential areas, infill development shall generally be at a density that respects the established character of the area in which it is located, subject to the protection of the residential amenity of adjoining properties. However, where previously unserved, low density housing areas become served by mains water services, consideration will be given to densities above the prevailing density, subject to adherence to normal siting and design criteria.

5.2.2. **Bray Municipal District Local Area Plan, 2018:**

Land Use Zoning:

The proposed development site is located in an area zoned as '*RE: Existing Residential*' with the stated land use zoning objective '*To protect, provide and improve residential amenities of existing residential areas*'.

Description: To provide for house improvements, alterations and extensions and appropriate infill residential development in accordance with principles of good design and protection of existing residential amenity. In existing residential areas, the areas of open space permitted, designated or dedicated solely to the use of the residents will normally be zoned 'RE' as they form an intrinsic part of the overall residential development; however new housing or other non-community related uses will not normally be permitted.

Other Relevant Policies / Sections:

Chapter 2: Overall Vision & Development Strategy:

Section 2.2.3: Population and Housing:

Residential Development Strategy for Bray MD:

- To promote and facilitate in-fill housing developments, the use of under-utilised / vacant sites and vacant upper floors for residential use and facilitate higher residential densities at appropriate locations, subject to a high standard of design, layout and finish.

Chapter 3: Residential Development:

Residential Development Objectives (General):

- R1:* All new housing developments shall be required to accord with the housing objectives and standards set out in the Wicklow County Development Plan.
- R2:* In order to make best use of land resources and services, unless there are cogent reasons to the contrary, new residential development shall be expected to aim for the highest density indicated for the lands. The Council reserves the right to refuse permission for any development that is not consistent with this principle. Lands zoned Residential – High Density will be expected to achieve a density of not less than 50 units / hectare.
- R4:* To encourage in-fill housing developments, the use of under-utilised and vacant sites and vacant upper floors for accommodation purposes and facilitate higher residential densities at appropriate locations, subject to a high standard of design, layout and finish.

5.3. Natural Heritage Designations

5.3.1. The following Natura 2000 sites are located in the general vicinity of the proposed development site:

- The Bray Head Special Area of Conservation (Site Code: 000714), approximately 1.6km east of the site.

- The Ballyman Glen Special Area of Conservation (Site Code: 000713), approximately 2.1km northwest of the site.
- The Knocksink Wood Special Area of Conservation (Site Code: 000725), approximately 3.6km west of the site.
- The Glen of the Downs Special Area of Conservation (Site Code: 000719), approximately 5km south of the site.
- The Rockabill to Dalkey Island Special Area of Conservation (Site Code: 003000), approximately 6.8km north-northwest of the site.
- The Wicklow Mountains Special Area of Conservation (Site Code: 002122), approximately 7km west of the site.
- The Wicklow Mountains Special Protection Area (Site Code: 004040), approximately 7.5km west of the site.

N.B. This list is not intended to be exhaustive as there are a number of other Natura 2000 sites in excess of the aforementioned distances yet within a 15km radius of the application site.

6.0 The Appeal

6.1. Grounds of Appeal

- The proposed dwelling house is not of a speculative nature and is intended to accommodate a close family member who has had to retire on ill-health grounds and wishes to reside close to her sister and brother-in-law (i.e. the applicants) for assistance and security reasons.
- The proposed development, which will occupy a small footprint on a narrow site located at the upper end of a small cul-de-sac characterised by a variety of house designs, will not have a negative impact on the immediate area.
- Permission was previously granted under PA Ref. No. 17/1142 for an extension on site which is not dissimilar to the subject proposal as regards its overall footprint and elevational treatment to the public road. In this respect the Board is advised that the footprint of the permitted extension, together

with that part of the existing dwelling which was to be retained, equates to 81m² when compared to an area of 72m² for the proposed dwelling house.

- From a visual perspective, the front elevation of the proposed dwelling house when viewed from the public road is similar in size and design to that of the extension approved under PA Ref. No. 17/1142.
- The internal and external circulation arrangements for the proposed dwelling house reflect the site's configuration and serve to optimise the required accommodation. It should also be noted that the existing dwelling house has a comparable internal circulation corridor which is further reflected in the design and layout of the approved extension.
- The surrounding pattern of development within Oldcourt Grove consists of a mixture of single storey and dormer-type dwellings dating from the early 20th Century to the present day. In recent years, approval has been given for a number of detached properties on what are, in the applicants' opinion, restricted sites. These dwellings are located further south towards the entrance to Oldcourt Grove i.e. PA Ref. Nos. 13630056 & 12630080.

More recently, a grant of permission was issued under PA Ref. No. 18350 for the conversion of a nearby property (i.e. a cottage with a 'granny flat') to 2 No. dwelling houses.

Therefore, it is submitted that the subject proposal is not contrary to the proper planning and sustainable development of the area.

- The Planning Authority's calculation of the plot ratio is incorrect as it is based on the extent of the application site as opposed to the wider site area i.e. the entirety of the property identified as 'Emoclew,' 3 Oldcourt Grove. The correct plot ratios can be calculated as follows:

The Overall Site:

Site area: 700m²

Total floor area (of the existing and proposed dwellings): 209m²

Plot Ratio: 209 / 700 = 0.29

The New Dwelling Site:

Site area: 180m²

Total floor area (the proposed dwelling): 55.9m²

Plot Ratio: 55.9 / 180 = 0.31

Both of the aforementioned figures are well within the requirements of the Wicklow County Development Plan, 2016-2022.

- The Planning Authority's calculation of the private open space provision has excluded that area alongside the northern site boundary which provides access to the proposed dwelling house. Neither the Wicklow County Development Plan, 2016 nor the Bray Municipal District Local Area Plan, 2018 provide a definition of '*private open space*', however, Section 12.3.3.1 of the previous Bray Town Development Plan, 2011 did state that private open space was to be behind the building line (as is generally understood to be the case in other Local Authorities). Therefore, it is submitted that the proposed development provides for 58m² of private open space when account is taken of that area to the north of the site which is essential for private circulation and amenity.
- With regard to the surrounding pattern of development, whilst it is accepted that there are wider plots elsewhere within the cul-de-sac, the subject site is by far the widest property in this particular area and thus can afford to be subdivided.
- The layout and design of the proposed dwelling provides for ample internal and external circulation in addition to adequate fenestration in order to ensure a good level of amenity.
- The Planning Authority's assessment of the extension previously permitted under PA Ref. No. 17/1143 deemed the design of that construction to be acceptable. Considering the similarities between that application and the subject proposal, it is submitted that the proposed development should also be held to be acceptable in terms of its design and layout.

6.2. **Planning Authority Response**

None.

6.3. **Observations**

None.

6.4. **Further Responses**

None.

7.0 **Assessment**

7.1. From my reading of the file, inspection of the site and assessment of the relevant local, regional and national policies, I conclude that the key issues raised by the appeal are:

- The principle of the proposed development
- Overall design and layout
- Impact on residential amenity
- Appropriate assessment
- Environmental impact assessment (screening)

These are assessed as follows:

7.2. **The Principle of the Proposed Development:**

7.2.1. With regard to the overall principle of the proposed development, it is of relevance in the first instance to note that the subject site is located in an area zoned as '*RE: Existing Residential*' in the Bray Municipal District Local Area Plan, 2018 with the stated land use zoning objective '*To protect, provide and improve residential amenities of existing residential areas*' wherein appropriate infill residential development may be provided in accordance with the principles of good design and the protection of existing residential amenity. In addition to the foregoing, it should be noted that the surrounding area is primarily residential in character and that the prevailing pattern of development in the immediate vicinity of the application site is

dominated by traditional cottage-style residences and more conventional single-storey, detached bungalows. In this respect I would suggest that the proposed development can be considered to comprise a potential infill site situated within an established residential area where public services are available and that the development of appropriately designed infill housing would typically be encouraged in such areas provided it integrates successfully with the existing pattern of development and adequate consideration is given to the need to protect the amenities of existing properties. Indeed, the '*Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities, 2009*' acknowledge the potential for infill development within established residential areas provided that a balance is struck between the reasonable protection of the amenities and the privacy of adjoining dwellings, the protection of established character, and the need to provide residential infill.

7.2.2. Therefore, in light of the foregoing, with particular reference to the site context, and noting the infill nature of the site itself, I am satisfied that the overall principle of the proposed development is acceptable, subject to the consideration of all other relevant planning issues, including the impact, if any, of the proposal on the amenities of neighbouring properties and the overall character of the wider area.

7.3. **Overall Design and Layout:**

7.3.1. In terms of the overall design and layout of the proposed development, having regard to the planning history of the site and the surrounding pattern of development, in my opinion, the outward appearance of the subject proposal, with specific reference to its height, use of a front-gable construction, and maintenance of the established building line, generally represents an appropriate design response which is in keeping with the prevailing character of the area.

7.3.2. However, I would have concerns as regards the detailed design of the proposal given the specifics of the site context and its relationship with neighbouring properties. In this respect, I would draw the Board's attention to the configuration of the application site and the positioning of the existing dwelling house within same which serves to physically constrain the developable area. More particularly, I would emphasise that the subject proposal involves the subdivision of an existing housing

plot and thus it is necessary to ensure that both the existing and proposed dwellings will be provided with an adequate level of residential amenity.

- 7.3.3. Whilst the positioning of the proposed dwelling house respects the established building line, the site layout provides for limited separation distance between the proposed dwelling and the northern site boundary as well as between the new construction and the existing dwelling house. Accordingly, not only do concerns arise as regards the potential for overshadowing of the existing property, but it is also clear that those windows within the northern elevation of the proposed dwelling will receive very limited levels of daylight / sunlight (due to the height and proximity of the neighbouring boundary wall in addition to the northerly aspect) with the result that the rooms served by same, which include a bedroom and a study, may not benefit from a reasonable level of amenity.
- 7.3.4. With regard to the adequacy of the private open space provision, I would refer the Board to Section 1: *'Mixed Use and Housing Developments in Urban Areas'* of Appendix 1: *'Development and Design Standards'* of the Wicklow County Development Plan, 2016 which states that 1 / 2 - bedroom dwelling houses should generally be provided with a minimum of 50m² of private open space. From a review of the submitted drawings, it would appear that the rear garden area of the proposed dwelling house will extend to approximately 40m² (excluding that area between the new construction and northern site boundary) and thus is considerably short of the minimum standard specified in the Development Plan. Whilst the applicant has sought to include that area between the proposed dwelling house and the northern site boundary in the calculation of private open space on the basis that it is situated being the building line and thus is 'private', in my opinion, that area effectively only serves as an accessway / footpath to the proposed dwelling and is of little amenity value. In this respect whilst I would acknowledge that neither the Bray Municipal District Local Area Plan or the County Development Plan provide a clear definition of 'private open space', it is widely accepted from a proper planning and sustainable development perspective that such areas should be able to accommodate most household activities and at the same time be adequate to offer visual delight, receive some sunshine and encourage plant growth. Therefore, given that the proposed accessway does not satisfy any of the aforementioned qualitative criteria and is of no significant amenity value, I would recommend that this area should be excluded from

any calculation of private open space with the result that the subject proposal is clearly deficient in the provision of same.

- 7.3.5. By way of further clarity, I would also emphasise that the proposed development involves the construction of an entirely new and separate dwelling house (as opposed to ancillary accommodation such as a 'granny flat') which have its own curtilage with independent access and servicing arrangements. Accordingly, it is only reasonable that the proposed construction should accord with the development standards applicable for new housing.
- 7.3.6. Therefore, on the basis of the foregoing, it is my opinion that the proposed development would give rise to an unacceptable overdevelopment of this constrained site which would be detrimental to the residential amenity of the occupants of both the existing and proposed properties.

7.4. **Impact on Residential Amenity:**

- 7.4.1. Having reviewed the available information, and in light of the site context, including its location within a built-up urban area, in my opinion, the overall scale, design, height, positioning and orientation of the proposed development, will not give rise to any significant detrimental impact on the residential amenity of neighbouring property outside of the confines of the application site by way of overlooking or overshadowing / loss of daylight / sunlight.
- 7.4.2. However, given the overall height (including the parapet detailing to the roof design), extent and proximity of the proposed construction relative to the existing dwelling house on site (i.e. 'Emoclew', No. 3 Oldcourt Grove), with particular reference to the separation distance of 900mm between the side elevations of the respective properties, I would have serious reservations as regards the likely loss of amenity arising from undue overshadowing / loss of daylight which will be experienced by those rooms served by windows within the northern elevation of the adjacent dwelling house (*N.B.* Whilst I would acknowledge that two of the windows in question serve bathroom areas, the third such window provides daylighting of a bedroom). By way of further explanation, whilst I would concede that the potential impact of the proposed development on the aforementioned accommodation would perhaps be comparable to that arising from the domestic extension approved under PA Ref. No. 171142, I would suggest that there is a clear contextual difference between any loss

of residential amenity experienced by an existing dwelling house attributable to the extension (by choice) of the same property and that arising from the subdivision of a housing plot in order to accommodate the construction of an entirely new and independent dwelling house within the confines of the original site curtilage.

- 7.4.3. With regard to the potential impact of the construction of the proposed development on the residential amenities of surrounding property, whilst I would acknowledge that the proposed development site is located within an established residential area and that any construction traffic routed through same could give rise to the disturbance / inconvenience of local residents, given the limited scale of the development proposed, and as any constructional impacts arising will be of an interim nature, I am inclined to conclude that such matters could be satisfactorily mitigated by way of condition in the event of a grant of permission.

7.5. **Appropriate Assessment:**

- 7.5.1. Having regard to the nature and scale of the proposed development, the availability of public services, the nature of the receiving environment, and the proximity of the lands in question to the nearest European site, it is my opinion that no appropriate assessment issues arise and that the proposed development would not be likely to have a significant effect, either individually or in combination with other plans or projects, on any Natura 2000 site.

7.6. **Environmental Impact Assessment (Screening):**

- 7.6.1. Having regard to the nature and scale of the proposed development, the site location outside of any protected site and the nature of the receiving environment, the limited ecological value of the lands in question, the availability of public services, and the separation distance from the nearest sensitive location, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

8.0 Recommendation

- 8.1. Having regard to the foregoing, I recommend that the decision of the Planning Authority be upheld in this instance and that permission be refused for the proposed development for the reasons and considerations set out below:

9.0 Reasons and Considerations

1. Having regard to the restricted nature of the site, it is considered that the proposed development, by reason of the inadequate provision of good quality private open space, would result in a substandard form of development. The proposed development would, therefore, constitute over development of the site and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the restricted size and configuration of the site, it is considered that the proposed development, by reason of its overall design and proximity to an existing dwelling house, would result in an unacceptable reduction in the established levels of residential amenity of the neighbouring property to the immediate south by reason of overshadowing and a loss of daylight / sunlight. The proposed development would, therefore, seriously injure the amenities of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

Robert Speer
Planning Inspector

4th December, 2018