



Board Direction

Ref: PL29N.245948

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30th March 2016.

The Board decided to refuse permission in accordance with the draft reasons and considerations set out below.

REASONS AND CONSIDERATIONS

Having regard to the Z1 residential zoning objective for the site, as set out in the Dublin City Council Development Plan 2011 – 2017, to the nature, scale and height of the proposed development, its proximity to neighbouring boundaries, and to the layout of the proposed development in relation to property in the vicinity, it is considered that the proposed development would seriously injure the amenities of neighbouring property. The original house would be effectively left without usable private or semi-private amenity space, which would result in a seriously substandard residential amenity for occupants. The amenities of neighbouring property to the east would be seriously injured by reason of the overshadowing of the private rear amenity space serving that house. The proposed development, would, therefore, contravene the residential zoning objective for the area, and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board had serious concerns in relation to the absence of provision for usable private or semi-private open space to serve the original house, and in relation to the overshadowing of the private rear amenity space of the house to the east.

Note:

In coming to its decision, the Board had regard both to the development as originally submitted to the planning authority, and as revised on appeal.

Board Member: _____ Date: 1st April 2016
Fionna O' Regan