



## Board Direction

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**Ref: PL29S.246471**

The submissions on this file and the Inspector's report were considered at a Board meeting held on June 28<sup>th</sup> 2016.

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

### **Reasons and Considerations**

The site is within an area subject to the zoning objective: Z1: *to protect, provide for and improve residential amenity*” in the Dublin City Development Plan 2011-2017. It is considered that the proposed development, by reason of its size, bulk, width, height and design, which includes dormer windows above the eaves in the front elevation, would be excessive in scale and proportion, visually dominant, incongruous and out of character with the established character of the original two storey terraced houses throughout Larkfield, and would result in significant overdevelopment of this site. The proposed development would be seriously injurious to the visual and residential amenities of property in the vicinity and would materially contravene the development objective for the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: \_\_\_\_\_ Date: 28<sup>th</sup> June 2016  
Philip Jones