



## Board Direction

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**Ref: PL29S.246622**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16<sup>th</sup> August 2016. The Board decided to refuse permission generally in accordance with the Inspector's recommendation, and in accordance with the draft reasons and considerations set out below.

### REASONS AND CONSIDERATIONS

1. Having regard to the scale, height, bulk and layout of the proposed development, it is considered that the proposed development would cause an unacceptable level of overshadowing, overbearance and overlooking and an unacceptable loss of privacy at neighbouring property to the east, and would be seriously visually obtrusive. The proposed development would, therefore, seriously injure the visual and residential amenities of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the height, scale, bulk and layout of the proposed development, which would be located in one half of the rear garden area of 149 Leinster Road, and adjacent to the house permitted in the other half of the rear garden area (under planning authority register reference number 3013/15), it is considered that the proposed house would constitute the overdevelopment of a restricted and very narrow rear garden site, would set an undesirable precedent for similar future development in the area, and would, therefore, be contrary to the proper planning and sustainable development of the area.
3. The proposed development would be located within an area designated as a Z2 residential conservation area in the Dublin City Development Plan 2011 – 2017, where “all new buildings should complement and enhance the character and setting of conservation areas”. Having regard to the generally low-key form, design and proportions of the existing houses on this lane, and to the complexity of the design proposed, including a multiplicity of roof profiles, the fenestration pattern, and proposed materials, it is considered that the proposed development would form a discordant element that would be incongruous in this streetscape, would fail to integrate harmoniously with existing dwellings, would be out-of-keeping with the character of the area, and would seriously injure the visual amenities of the area and of property in the vicinity. The proposed development would seriously contravene the provisions of the Development Plan in Section 17.9.4 in relation to Mews Dwellings, and in Section 17.10.8 in relation to development in Conservation Areas, and would be contrary to the proper planning and sustainable development of the area.

4. Having regard to the scale of the proposed development and of the private amenity space proposed to serve it, which is poorly integrated with living space, having its ground floor access through a bedroom and otherwise via a semi-external spiral stairs, it is considered that the proposed development would fail to accord with the reasonable provisions of the Dublin City Development Plan 2011 – 2017 in relation to private open space, would be substandard in both quantity and quality of access to the open space, would constitute the over-development of a restricted site, would seriously injure the residential amenities of future occupants, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: \_\_\_\_\_ Date: 16<sup>th</sup> August 2016  
Fionna O' Regan