



An
Bord
Pleanála

Board Direction

PL29N.247093

The submissions on this file and the Inspector's report were considered at a Board meeting held on November 1st 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 proposed development, by reason of the lack of independent street frontage and the reliance on a shared laneway as a means of access to the proposed new dwelling, where views from the dwelling would be to the rear of adjoining properties, together with the lack of usable private open space to the rear of the dwelling, would provide a substandard quality of residential environment for the occupants, would be out of keeping with the pattern of development in the vicinity, and would set a precedent for further developments of this type which would be contrary to the provisions of the Dublin City Development Plan (2016-2021). The proposed development would, therefore, seriously injure the residential amenities of future occupants and of property in the vicinity, and would be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 2nd November 2016
Philip Jones