



An
Bord
Pleanála

Board Direction
PL29N.247240

The submissions on this file and the Inspector's report were considered at a Board meeting held on January 19th 2017.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, subject to the amendments as set out in the reasons and considerations below.

Reasons and Considerations

1. It is considered that by virtue of its size, height, bulk and scale, the two storey element of the proposed development would be visually dominant and would not integrate with its existing modest host dwelling, resulting in an adverse impact on the scale and character of the dwelling itself and the dwellings in the immediate environment, which in turn would be contrary to the provisions in Chapter 16 the Dublin City Development Plan 2016-2022 (Development Standards) and (it's associated guidance provided for residential extensions in) Appendix 17 of the Plan, which require such extensions to be subordinate in terms of scale to the main unit, to integrate with the existing and adjoining buildings and not detract from the character of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed two storey element of the development, by reason of its scale, height and proximity to site boundaries would seriously injure the residential amenities of adjoining properties, particularly those of No.49 and No.53 Copeland Grove, by reason of overbearing and overshadowing of No 53 and visual obtrusion on the adjoining dwellings. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: Any future application would benefit from the submission of 3D CGI images, including views from neighbouring properties.

Board Member

Paul Hyde

Date: 19.01.17