



An
Bord
Pleanála

Board Direction
PL29S.247776

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 30th 2017.

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 in the subdivided rear garden associated with No 63 Marlborough Road, a Protected Structure, would result in an inadequate level of private open space to the existing dwelling to the standard required under Section 16.10.2 of the Dublin City Development Plan 2016-2022. The proposed development would, therefore, result in a substandard form of development which would neither protect nor improve the amenities of the existing residential property or of the wider area and would contravene the Z2 zoning objective 'To protect and/or improve the amenities of residential conservation areas'.

Board Member

Date: 30.05.17

Paul Hyde