



An  
Bord  
Pleanála

**Board Direction**  
**PL29N.248182**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on May 30<sup>th</sup> 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 would infringe the building line established by the houses to the west along Annamoe Drive, would replace a pair of semi-detached houses that address the turn in the road symmetrically with an off-centre terrace of three houses, and would result in the loss of a front garden to provide hard surfaces for car parking. It would therefore seriously injure the character and amenities of the area in a manner that contravened the provisions on houses in side gardens at section 16.10.9 of the Dublin City Development Plan 2016-2022 and the zoning of the site under objective Z1 of that plan, and which was contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 30.05.17

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Paul Hyde