



The submissions on this file and the Inspector's report were considered at a Board meeting held on 27th September 2017.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the provisions of the Dublin City Development Plan 2016-2022 and the provisions set out under Section 11.1.5.3 in relation to works to Protected Structures, to the pattern of development and the planning history of the site, and to the nature, scale, design and location of the development proposed for retention to the rear of a Protected Structure, it is considered that the development proposed for retention and the proposed development would have an adverse impact on the character and setting of the Protected Structure, and in particular the traditional proportionate relationship in scale between buildings, returns and gardens would not be retained. The development proposed for retention and the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the provisions of the Dublin City Development Plan 2016-2022 and to the nature, scale and location of the development proposed for retention and the proposed development within an area covered by the Z2 zoning objective which seeks to protect and/or improve the amenities of

residential conservation areas, it is considered that the development proposed for retention and the proposed development would seriously injure the residential amenities of neighbouring properties by way of visual intrusion, overlooking and loss of privacy. The development proposed for retention and the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 29th September 2017

Maria FitzGerald