



An
Bord
Pleanála

Board Direction
PL29S.248249

The submissions on this file and the Inspector's report were considered at a Board meeting held on 6th 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 restricted nature of the site and the established pattern of development in the surrounding neighbourhood, it is considered that the proposed development by reason of its excessive height, bulk and massing, would constitute overdevelopment of a limited site area, and would be visually obtrusive on the streetscape, and when viewed from neighbouring sites, and would be out of character with development in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Furthermore, the proposed development is likely to have an adverse impact on the amenities of property in the vicinity, in particular No. 33 and 35 Camden Street Lower, and Harcourt Square to the east, by reason of loss of daylight and sunlight and loss of outlook, and by virtue of having balconies and windows directly on the site boundary. The proposed development would, therefore, seriously injure the amenities of the area, and of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Furthermore, the proposed development would also have an adverse impact on the amenity of future occupiers of the proposed residential units, by virtue of a poor standard of residential accommodation that is likely to suffer from poor daylight and sunlight levels, a lack of privacy and poor outlook. As such the proposed development is contrary to policies SC25 and CHC4 of the Dublin City Development Plan 2016-2022, and is contrary to the relevant development standards as set out in Chapter 16 of the Dublin City Development Plan 2016-2022. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 8th September 2017

Maria FitzGerald