



An
Bord
Pleanála

Board Direction
PL29N.248553

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15th August 2017.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the planning history of the development and the Dublin City Development Plan 2016-2022 particularly the Z1 zoning objective to protect, provide and improve residential amenity and the guidelines for residential extensions which require extensions to not adversely affect the amenities enjoyed by the occupants of adjacent buildings in terms of privacy, access to daylight and sunlight, it is considered that the proposal to retain clear glazing on the west facing elements of the patio screen at the first floor level patio balcony would adversely impact the visual and residential amenity of the adjoining property to the south and would therefore not be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board had concerns about the loss of privacy for the adjoining property to the south arising from the use of clear glazing instead of obscure panels which would give rise to a potential for overlooking from the end of the patio balcony.

Board Member

Date: 18th August 2017

Maria FitzGerald