



An  
Bord  
Pleanála

**Board Direction**  
**PL 29S 249231**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on January 30<sup>th</sup> 2018.

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

### **Reasons and Considerations**

Having regard to the zoning objective, Z1 ;"to protect, provide for and improve residential amenities", according to the Dublin City Development Plan, 20165-2022, to the established pattern, scale and architectural character of the development in the area, particularly the restrictive site configurations, narrow plot widths and the modest size of the two storey terraced houses, it is considered that the extensions, permission for the retention and completion of which is proposed, would constitute substandard overdevelopment which is excessive in proportion to and, would fail to integrate satisfactorily with the existing development by reason of infill across the entire width of the existing houses , an incompatible roof profile and, excessive height above the eaves height. As a result, the proposed development would constitute overdevelopment and would be obtrusive and overbearing in impact and seriously injure the residential amenities of the adjoining property at No 46 Reuben Avenue to the west side, , would set undesirable precedent for similar development in the area. The proposed development would thereof re be contrary to the proper planning and development of the area.

**Board Member**

**Date:** 30.01.18

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Paul Hyde