



An
Bord
Pleanála

Board Direction
PL29N.249350

The submissions on this file and the Inspector's report were considered at a Board meeting held on 6th February 2018.

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 to the layout and design of the proposed development, including the enclosed front and rear garden areas, it is considered that the proposed development would provide inadequate and fragmented private amenity space, would constitute overdevelopment of this restricted site and would be seriously injurious to the residential amenities of future occupants of the house and would be contrary to Policy QH21 of the Dublin City Development Plan 2016-2022, which seeks to ensure that new houses provide a satisfactory level of residential amenity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the established character and pattern of development in the vicinity, the provisions of the Dublin City Development Plan 2016-2022 and the nature and scale of the proposed development, with the proposed two-storey house to be constructed directly onto the side boundary and rear garden of the adjoining property at No.177 Cabra Road, it is considered that the proposed development would have an overbearing

impact when viewed from the adjoining property at No.177 Cabra Road and would seriously injure the residential amenities of this adjoining property, and would be contrary to the provisions set out under Section 16.10.9 of the Dublin City Development Plan 2016-2022, which require housing in side garden sites not to impact on the residential amenities of adjoining sites. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 6th February 2018

Eugene Nixon