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Bord  
Pleanála

**Board Direction**  
**PL 29S.249385**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 5<sup>th</sup> December 2017.

The Board decided, by a 2:1 majority, to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to

- the Z2 zoning objective "To protect and/or improve amenities of residential conservation areas" pertaining to the site,
- the standards for residential development within Chapter 16 of the Dublin City Development Plan, 2016-2022, and
- the constrained nature of the site,
- the pattern of development in the Spireview Lane area,

it is considered that the development of a mews house of the scale and design proposed would constitute overdevelopment of site, would fail to provide satisfactory private amenity space for future occupants, would fail to integrate in a satisfactory manner with the existing development in the area and 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.

**Board Member**

**Date:** 6<sup>th</sup> December 2017

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Conall Boland