



An  
Bord  
Pleanála

**Board Direction**  
**BD-000257-18**  
**ABP-300481-17**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/05/2018.

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

### **Reasons and Considerations**

Having regard to the pattern of development in the area, the site history, the design and external finishes of the proposed development, the Board considered that the proposed development would be inconsistent with the permitted mews development on Charlemont Lane (plan ref: 4421/07), in terms of architectural detailing and roof design and would injure the visual amenities of the area. It is further considered that the proposed development would injure the character of the conservation area, would be contrary to the provisions of the Dublin City Development Plan 2016-2022 and be contrary to the proper planning and sustainable development of the area

In deciding not to accept the Inspector's recommendation to grant permission, the Board shared the concerns expressed by the planning authority and whilst the principle of development has been established the Board was not satisfied that the visual amenities and character of the Conservation area were sufficiently protected.

**Board Member**

**Date:** 01/05/2018

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Paul Hyde