



An
Bord
Pleanála

Board Direction
BD-000263-18
ABP-300612-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 1st 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 established character and pattern of development in the area, it is considered that the proposed development by reason of its overall design, layout and depth at the southeast boundary, would seriously injure the residential amenities of the area by reason of its overbearing effect on the adjoining dwelling and by reasons of undue levels of overshadowing of that property. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the submissions on file in relation to the current need for ancillary family accommodation and having regard to the layout proposed, it is considered that the proposed development would be contrary to the provisions of section 16.10.14 of the Dublin City Development Plan 2016-2022 in relation to ancillary family accommodation and would accordingly be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 01/05/2018

Paul Hyde