



An  
Bord  
Pleanála

**Board Direction**  
**BD-000699-18**  
**ABP-300813-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/07/2018.

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

### **Reasons and Considerations**

Under the Dublin City Development Plan 2016 – 2022, the site is subject to the zoning objective Z1 'to protect, provide and improve residential amenities'. Having regard to the location of the site in the context of surrounding development and pattern of development in the area, the proposed second floor level apartments would, due to the distance to boundaries of the building, the design of the additional level, and proximity of windows and balconies to rear gardens adjoining the boundaries, be visually obtrusive and overbearing and would lead to overlooking of adjoining gardens and a loss of privacy to same. It is therefore considered that the proposed development would seriously injure the amenities of neighbouring residential properties, would contravene the aforementioned zoning objective, and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 17/07/2018

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Stephen Bohan