



An
Bord
Pleanála

Board Direction
BD-000675-18
ABP-300899-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/07/2018.

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

Reasons and Considerations

The proposed development is located in an area which is zoned 'Residential Neighbourhood (Conservation Areas) - Z2' in the current Dublin City Development Plan, with a corresponding land-use zoning Objective 'to protect and/or improve the amenities of residential conservation areas'. The proposal for the addition of three houses in the rear garden of a protected structure with vehicular access to be provided through the existing garage structure, by virtue of its proximity to the existing house, would result in significant encroachment into the curtilage of a protected structure and would consequently result in a minimal garden setting and an unacceptable impact on the setting and character of the protected structure and the adjoining protected structures. In addition, the design and form of the proposed development is not considered to be sufficiently subservient to the existing building on the site, and would likewise have an unacceptable impact on the Protected Structure. As such, the proposed development would undermine Policy CHC2 (protect the special interest of the protected structure) and CHC4 (protect the special interest and character of Dublin's conservation areas).

Board Member

Date: 13/07/2018

Terry Prendergast

Note: The Board was also not satisfied that, arising from the constrained arrangement for vehicular access, satisfactory access for emergency vehicles would be available to the proposed development