



An
Bord
Pleanála

Board Direction
BD-000467-18
ABP-300931-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on June 12th 2018.

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

Reasons and Considerations

The proposed development is located within an area covered by zoning objective Z1 in the Dublin City Development Plan 2016 – 2022, the objective of which is to protect, provide and improve residential amenities. It is considered that the proposed development, by reason of its scale and layout, and undue proximity to adjacent properties, and notwithstanding the modifications to the design put forward as part of the appeal, would seriously injure the amenities of property in the vicinity by reason of overlooking and overbearing, would result in poor residential amenity for existing and future residents through inadequate open space provision for the existing and proposed development, would breach the established building line, and would represent overdevelopment of a constrained site. The proposed development would, therefore, be contrary to the provisions of the Development Plan and 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 general agreed with the planning authority in its reason for refusal and did not accept that, as a result of the modifications proposed by the applicant at appeal stage, the proposed development would be acceptable. The Board also noted that the nearby development at no. 25A Larkfield Gardens, which was, inter alia, put forward by the applicant's agent in justification for the proposal, was the subject of a refusal by an Bord Pleanála under file reference number PL29S.247669, and accordingly did not represent an appropriate precedent for the proposed development in terms of private open space provision and breach of an established building line.

Board Member

Date: 12th June 2018

Philip Jones