



An  
Bord  
Pleanála

**Board Direction**  
**BD-001518-18**  
**ABP-301176-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/11/2018.

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 pattern of development in the surrounding neighbourhood, it is considered that the proposed development by reason of its density, scale, form and design would result in an unacceptable degree of overlooking and overbearing impact on existing dwellings, would be out of character with development in the vicinity and would represent inappropriate back land development. The proposed development, in terms of excessive overbearing and overlooking would be contrary to the policies and objectives of the Dublin City Development Plan 2016-2022, in particular policy QH 8 for back land development, and the Urban Design Manual which accompanies the Sustainable Residential Development in Urban Area. The proposed development would as a result, seriously injure the visual and residential amenities of the area and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the layout and form of the proposed development, including the minimal sizes of windows serving a number of the bedrooms of the proposed houses, the lack of available light to the ground floors of the units and the inadequate size and layout of the proposed private open spaces of

the houses, it is considered that the proposed development would seriously injure the residential amenities of future occupants and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 05/11/2018

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Stephen Bohan