



An
Bord
Pleanála

Board Direction
BD-000814-18
ABP-301251-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/07/2018.

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

Reasons and Considerations

1. Having regard to the established character and pattern of development in the vicinity, the provisions of the Dublin City Development Plan 2016-2022 and the nature and scale of the proposed development, with the proposed two-storey house to be constructed projecting forward of the building line along Bregia Road, it is considered that the proposed development would be visually obtrusive within the streetscape, would detract from the visual amenities of the area and would be contrary to the provisions set out under Section 16.10.9 of the Dublin City Development Plan 2016-2022, which require developments on corner/side garden sites to have regard to existing building lines, as well as the character of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the provisions of the Dublin City Development Plan 2016-2022 and to the layout and design of the proposed development, including the shortfall of private amenity space that would result for the host dwelling house and the potential for direct overlooking of the private amenity space serving both the host and proposed dwelling houses, it is considered that the

proposed development would constitute a substandard form of development, would be seriously injurious to the residential amenities of future occupants of the host and proposed dwelling houses and would be contrary to Policy QH21 of the Dublin City Development Plan 2016-2022, which seeks to ensure that developments provide a satisfactory level of residential amenity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 31/07/2018

Stephen Bohan