



An
Bord
Pleanála

Board Direction
BD-001726-18
ABP-301256-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/11/2018.

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

Reasons and Considerations

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 and substandard provision of private amenity space for the proposed house, 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 proposed house 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: 21/11/2018

Stephen Bohan