



An
Bord
Pleanála

Board Direction
BD-001699-18
ABP-301311-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20.11.18.

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 character, scale and location of the proposed two-storey house it is considered that the proposed development would result in an unacceptable loss of residential amenity at the properties located to the north and east of the site, by reason of visual intrusion and overlooking. Accordingly, to permit the development would seriously injure the residential amenities of adjoining properties and accordingly would be contrary to the development plan policies for backland development under section 16.10.8 of the Dublin City Development Plan 2016-2022. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 20/11/2018

Paul Hyde