



An
Bord
Pleanála

Board Direction
BD-000968-18
ABP-301463-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/08/2018.

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 nature, scale, proximity and positioning of the proposed development to the south of and adjacent to the side elevation of No.46a North Road, which includes a bedroom served by one window, it is considered that the proposed development would excessively restrict sunlight and daylight to this bedroom and would be visually overbearing when viewed from this bedroom. Accordingly, it is considered that the proposed development would seriously injure the residential amenities of this adjoining property, which in turn would be contrary to the provisions of the Section 16.10.12 of the Dublin City Development Plan 2016-2022, which require that residential extensions do not result in an unacceptable effect on the amenities enjoyed by the occupants of adjacent buildings, including access to daylight and sunlight, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Board had concerns regarding overdevelopment and resultant inadequate private open space for the extended dwelling. However, as this would represent a new issue in the context of the appeal, the Board decided not to include it as a reason for refusal, having regard to the substantial reason for refusal set out above.

Board Member

Date: 22/08/2018

Michelle Fagan

Please attach a copy of the Board Direction with the Boards Order.