



An
Bord
Pleanála

Board Direction
BD-001363-18
ABP-301687-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/10/2018.

The Board decided by a vote of 2:1 to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the scale and proximity of the first-floor rear extension to the rear boundary wall backing onto single storey properties along Powers Square, it is considered that the first-floor element would be overbearing when viewed from adjoining properties. The proposed development, by reason of the precedent that would be set to the rear of properties along this terrace, would seriously injure the residential amenities of adjoining properties. The proposed development would thereby be contrary to section 16.10.12 of the Dublin City Development Plan 2016-2022 which deals with residential extensions and also contrary to the zoning objective for the area which is to protect and / or improve the amenities of residential conservation areas.

In deciding not to accept the Inspector's recommendation to grant permission, the Board was not satisfied that the proposed development would not have a negative impact on the residential amenities of adjoining properties.

Board Member

Date: 15/10/2018

John Connolly