



An
Bord
Pleanála

Board Direction
BD-001340-18
ABP-301897-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/10/2018.

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 zoning objective for the area as set out in the Dublin City Development Plan 2016-2022, the pattern of development in the area, the limited size of the site, the nature, scale and design of the proposed extension and the form, character and design of the existing building on the site, it is considered that the proposed development would constitute overdevelopment of the site and would be unduly overbearing on neighbouring residential property. Furthermore, the proposed development would give rise to overshadowing and be visually incongruous and would therefore detract from the character and visual amenity of this residential conservation area. Accordingly, the proposed development would seriously injure the amenities of property in the vicinity and would result in an undesirable precedent for such development. The proposed development would not therefore be in accordance with the proper planning and sustainable development of the area.

Board Member

Date: 12/10/2018

Terry Prendergast