



An
Bord
Pleanála

Board Direction
BD-001420-18
ABP-302178-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/10/2018.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

The proposed development, which would have a significant overbearing impact on adjoining occupiers at 175 and 179 Ballygall Parade due to its scale and design, would represent overdevelopment of the site, providing a cramped form of development which is out of character with the established pattern of development in the area, also failing to provide an adequate standard of residential amenity for future occupiers of the extended dwelling. The proposed development would therefore, by itself and by the precedent it would set for other development, seriously injure the amenities of property in the vicinity, be contrary to the provisions of the Dublin City Development Plan 2016-2022 and be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board concurred with the view of the Planning Authority, and further considered that the quantum and quality of private open space proposed would be inadequate, and would be seriously injure residential amenity.

Board Member

Date: 23/10/2018

Michelle Fagan