



An
Bord
Pleanála

Board Direction
BD-001725-18
ABP-302280-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/11/2018.

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 location of the site at the end of a terrace of single storey dwellings in an area designated as a conservation area in the current Dublin City Development Plan it is considered that the proposed replacement dwelling by reason of its height, scale and design would constitute overdevelopment of the site, would detract from the character and distinctiveness of the area, would seriously injure the residential amenities of property in the vicinity by reason of overlooking and overshadowing and would set an undesirable precedent. The proposed development would therefore contravene materially the zoning objective for the area and policy CHC4 of the said Development Plan and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 20/11/2018

Michelle Fagan