



An  
Bord  
Pleanála

**Board Direction**  
**BD-002062-19**  
**ABP-302535-18**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/01/2019.

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 to the zoning objective, Z2 ;"to protect and/or improve the amenities of residential conservation areas", according to the Dublin City Development Plan, 2016-2022, to the character of the existing dwelling and to the established pattern, scale and architectural character of the area, it is considered that the proposed extension, by reason of its scale would be visually obtrusive, would be unduly overbearing when viewed from adjoining properties and would set an undesirable precedent for similar development in the area. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 09/01/2019

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Paul Hyde