



An
Bord
Pleanála

Board Direction
BD-002361-19
ABP-303275-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/02/2019.

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

Reasons and Considerations

Having regard to the limited size of the site and the scale of development proposed to be retained, it is considered that the proposed development to be retained would result in an unsatisfactory standard of residential amenity for future and existing occupants of the house and result in overdevelopment of the site by reason of inadequate provision of good quality open space. The proposed development for retention 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 to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board agreed with the Planning Authority that the proposed development to be retained would represent overdevelopment of the site, provide a cramped form of development which is out of character with the established pattern of development in the area, would also fail to provide an adequate standard of amenity for occupiers of the extended dwelling.

Board Member

Date: 14/02/2019

Michelle Fagan