



An
Bord
Pleanála

Board Direction
BD-003116-19
ABP-303672-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/05/2019.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the design and layout of the proposed development, it is considered that the development is a standalone own-door independent residential dwelling and not an apartment, and the layout of the proposed development, including the enclosed front and rear garden areas, would provide inadequate and fragmented private amenity space, would constitute a substandard form of development, would be seriously injurious to the residential amenities of future occupants of the house and would be contrary to Policy QH21 of the Dublin City Development Plan 2016-2022, which seeks to ensure that new houses provide a satisfactory level of residential amenity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the provisions of the Dublin City Development Plan 2016-2022 and to the layout and design of the proposed development, it is considered that the layout does not provide for a suitable level of amenity for the future residents of the apartment development permitted under P.A. Ref. 3792/17, by virtue of the extensive footprint proposed, the associated conflict with the established pattern and character of the area open and the substandard provision of amenity space, as such, the proposed development constitutes overdevelopment of the site and would be contrary to Section 16.10.1 of the Dublin City Development Plan 2016-2022 which requires communal open space to be provided for apartment developments. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 23/05/2019

Paul Hyde