



An
Bord
Pleanála

Board Direction
BD-003139-19
ABP-303727-19

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. The proposed first-floor extension, when viewed from the public road, would contravene the South Dublin County Council House Extension Design Guide (2010), and consequently, H18 Objective 1 of the relevant County Development Plan; which refers to the necessity, in relation to residential extensions, to protect residential and visual amenities of the area. The proposed development would seriously injure the amenities of property in the vicinity.
2. The proposed development would be prejudicial to public health, in the absence of any evidence to indicate the suitability of the soil on site to facilitate soakway(s) for disposal of surface water, in accordance with the Greater Dublin Regional Code of Practice for Drainage Works.

Board Member

Date: 24/05/2019

Michelle Fagan