



An  
Bord  
Pleanála

**Board Direction**  
**BD-003404-19**  
**ABP-304133-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25<sup>th</sup> June 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 inadequate provision of internal living areas, the inadequate provision of private amenity space and the absence of storage area for the extended apartment no.4, and also having regard to the restricted size of the site, it is considered that the development proposed to be retained would provide a substandard quality of residential accommodation and environment for the occupants of apartment no.4, would be contrary to policies QH18 and QH19 of the Dublin City Development Plan 2016-2022, which seek to promote the provision of high-quality apartments and to promote the optimum quality and supply of apartments, and would set an undesirable precedent for similar developments in the vicinity. The development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Note:** The Board noted that the development proposed to be retained, by reason of its proximity and location relative to the neighbouring residential property to the north, would result in overshadowing and overbearing of the neighbouring residential property and would, therefore, seriously injure the residential amenities of property in the vicinity and depreciate the value of same, but

decided not to include this as an additional reason having regard to the substantial reason for refusal above.

[Please issue a copy of this Direction with the Board Order to the parties.]

**Board Member**

**Date:** 26/06/2019

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Stephen Bohan