



An
Bord
Pleanála

Board Direction
BD-004037-19
ABP-304200-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/09/2019.

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 pattern and design of development in the area it is considered that the proposed dormer dwelling by reason of its design and location would be visually prominent and visually obtrusive in the streetscape as viewed from both Foxfield Lawn and Foxfield Park. The proposed development would therefore seriously injure the amenities of the area and would be contrary to the provisions of the Dublin City Development Plan 2016-2022 in respect of its policies for quality housing as set out in QH 22 – 'To ensure that new housing development close to existing houses has regard to the character and scale of the existing houses unless there are strong design reasons for doing otherwise' and section 16.10.9 regarding corner site development and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 17/09/2019

Paul Hyde