



An
Bord
Pleanála

Board Direction
BD-003744-19
ABP-304290-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/08/2019.

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

Reasons and Considerations

The proposed development is located within an area zoned objective Z1 in the Dublin City Development Plan 2016-2022, the objective of which is to protect, provide and improve residential amenities. It is considered that the proposed development, by reason, of its height and proximity to adjoining residential properties, would result in an unacceptable form of development which would be out of scale and character with existing residential development in the immediate vicinity and which would create significant adverse effects on residential property in the immediate vicinity by reason of overbearance, potential for overlooking, shadowing and loss of privacy and would be contrary to the provisions of the statutory zoning objective. The proposed development would seriously injure the residential amenities of property in the immediate vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board concluded that the proposed addition of two extra storeys onto the existing two-storey building, thus creating a four storey building (with fenestration at all floors), located in close proximity to adjoining properties, in particular between 6 metres and 7.6 metres from the rear boundaries of separate residential properties to the east of the subject site, would result in serious injurious effects on the amenity currently enjoyed by those adjoining properties, contrary to the provisions of the residential zoning objective for the site, as set out in the Dublin City Development Plan 2016-2022 and contrary to the principles of proper planning and sustainable development.

Board Member

Date: 09/08/2019

Chris McGarry