



An
Bord
Pleanála

Board Direction
BD-004344-19
ABP-304993-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/10/2019.

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

Reasons and Considerations

1. It is considered that proposed dormer extension, by reason of the projection above the roof ridgeline of the terrace of five houses and, the excessive scale and proportions relative to the rear roof slope in width and depth, would be visually dominant, obtrusive and out of character with the existing and adjoining dwellings within the terrace. As a result, it would seriously injure to the visual amenities of the terrace of dwellings in views from the public realm along adjoining linear pedestrian and cycle route which forms part of the Grand Canal bank path within the city's green network. Furthermore, it would give rise to an undue degree overlooking of the rear gardens of the adjoining houses which would seriously injure the residential amenities of those properties. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

2. The proposed creation of a vehicular entrance at the rear of the property would lead to obstruction and conflict with pedestrian and cyclist movements along the public cycle and pedestrian path within the green network in an area subject to the zoning objective Z 9 : *“to preserve, provide for and improve recreational amenity and open space and green networks”* over which access via a restricted key holder operated barrier to and from the South Circular Road at Rialto Bridge, close to the site location would be required. As a result, the proposed development would endanger public safety by reason of traffic hazard and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 23/10/2019

Paul Hyde