



An
Bord
Pleanála

Board Direction
BD-004935-20
ABP-305590-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/01/2020.

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 requirements of Section 16.10.1 of the Dublin City Council Development Plan 2016-2022 and in particular the requirement for glazing to all habitable rooms should not be less than 20% of the floor area of the room together with Section 6.5 of the Sustainable Urban Housing Design Guidelines for New Apartment Guidelines for Planning Authorities (2018) which requires the provision of reasonable levels of natural light in new apartment developments, it is considered that the proposed lower ground floor apartment would provide a substandard level of amenity for future occupiers in terms of sunlight and daylight penetration due to the inadequate glazing arrangements. It is therefore considered that this development if permitted would set an undesirable precedent for similar substandard development and would be contrary to the proper planning and sustainable development of the area.

Date: 16/01/2020

Board Member

Stephen Bohan