



An
Bord
Pleanála

Board Direction
BD-005129-20
ABP-305658-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/02/2020.

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

Reasons and Considerations

The proposed development constitutes haphazard and piecemeal development which is substandard and out of character with the established pattern and layout of development in the area and would result in significant adverse impact on the amenities and value of the existing dwelling, the adjoining dwellings and the attainable residential amenity standards of the proposed dwellings, by reason of the noise and disturbance and intrusiveness on privacy attributable to the proposal for an access road along the side and rear of the existing dwelling to shared parking, proximity to site boundaries, poor amenity potential for the internal main living accommodation for the proposed dwellings and rear private open space provision for the existing and proposed dwellings, due to poor configuration and outlook and lack of access to sunlight.

As a result the proposed development would be contrary to Policy Objective 16.10.8 of the Dublin City Development Plan, 2016-2022, would be seriously injurious to the residential amenities of the existing and adjoining properties and the attainable residential amenities for the future occupants, seriously injurious to the visual amenities and character of development in the area and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 12/02/2020

Terry Ó Niadh