



An  
Bord  
Pleanála

**Board Direction**  
**BD-005390-20**  
**ABP-305879-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/03/2020.

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

### **Reasons and Considerations**

The site of the proposed development is located in an area for which the stated zoning objective in the current Dublin City Development Plan is 'to provide for and improve mixed service facilities', is situated between two commercial developments and the building contains windows which overlook the adjacent sites and which are to be retained. Having regard to the size and configuration of this restricted site, the nature of the intended use for short-term letting and the fenestration, the Board considered that the proposed development would constitute a form of development which would be out of character with the area, would result in increased overlooking of the adjacent properties and would provide a substandard level of residential amenities for future occupants. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 12/03/2020

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Paul Hyde