



An
Bord
Pleanála

Board Direction
BD-005987-20
ABP-305910-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/06/2020.

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

Reasons and Considerations

1. The proposed development by virtue of its form, layout and design, immediate proximity to the west (front) site boundary and forward of the established building line, would be highly prominent and visually obtrusive, to the detriment of the amenities and character of the surrounding area, contrary to the provisions of Section 16.2.1 and 16.10.10 – 'Infill Housing' of the Dublin City Development Plan 2016-2022, which requires that such development proposals should have regard to the character of adjacent buildings, the spaces around and between them and the character and appearance of the local area. The proposed development would therefore, by itself and by the precedent it would set for other development, seriously injure the amenities of property in the vicinity, be contrary to the provisions of the Dublin City Development Plan 2016-2022, and be contrary to the proper planning and sustainable development of the area.
2. Having regard to the provisions of the Dublin City Development Plan 2016-2022 and to the layout and design of the proposed development, it is considered that the proposed development would provide inadequate and poor quality private amenity space, would constitute overdevelopment of this restricted site and

would seriously injure the residential amenities of future occupants of the house and would be contrary to Policy QH21 of the Dublin City Development Plan 2016-2022, which seeks to ensure that new houses provide a satisfactory level of residential amenity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 22/06/2020

Maria FitzGerald