



An
Bord
Pleanála

Board Direction
BD-005535-20
ABP-305916-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/03/2020.

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

Reasons and Considerations

1. Having regard to the location of the proposed two-storey house, its proximity to residential development and its position relative to an established building line at Phillipsburg Avenue, it is considered that the proposed development would constitute an incongruous and visually obtrusive feature, which would seriously injure the visual and residential amenities of the area and be contrary to the provisions of the development plan.
2. It is considered that the proposed development would erode the architectural character and seriously injure the setting of the Protected Structure. The proposed development would, therefore, contravene Policy CHC2 of the Dublin City Council Development Plan 2016 - 2022 which seeks to ensure that the special interest of protected structures is protected, and that development will conserve and enhance Protected Structures and their

curtilage. The proposed development would, therefore, be contrary to the proper planning and development of the area.

Board Member

Date: 27/03/2020

Maria FitzGerald