



An
Bord
Pleanála

Board Direction
BD-005451-20
ABP-306294-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/03/2020.

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

Reasons and Considerations

Having regard to design, excessive scale and depth of projection of the rear extension at first floor level that is proposed to be retained, combined with the presence of two large outbuildings within the rear garden, it is considered that the proposed development would result in an overly dominant and visually obtrusive feature which would be out of character with the established pattern of development in the area and would provide for an inadequate amount of private amenity space for the occupants of the dwelling, which would be injurious to the residential amenities of that property. The proposed development would, therefore, conflict with the policies and objectives for domestic extensions as set out in the Dublin City Council Development Plan 2016-2022, and would not be in accordance with the proper planning and sustainable development of the area.

Board Member

Date: 19/03/2020

Michelle Fagan