



An  
Bord  
Pleanála

**Board Direction**  
**BD-006243-20**  
**ABP-306885-20**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/08/2020.

The Board decided, by a vote of 2:1, to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the Quality Housing for Sustainable Communities – Best Practice Guidelines (2007) and the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) published by the Department of the Environment, Heritage and Local Government, to the provisions of the South Dublin County Council Development Plan 2016-2022, the zoning of the area, and to its nature and layout, it is considered that the proposed development would be substandard in terms of the quantum and quality of private open space to be provided for the one-bedroom dwelling, in circumstances where the private open space to serve the existing house would be reduced from a quantum which is already below the minimum requirement for a new four-bedroom dwelling. The proposed development seriously injure the residential amenity of its occupants and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not agree that the proposed one-bedroom dwelling should be assessed as an apartment for the purposes of private amenity space provision.

**Board Member**

**Date:** 12/08/2020

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John Connolly