



An
Bord
Pleanála

Board Direction
BD-006186-20
ABP-306901-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/07/2020.

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

Reasons and Considerations

It is considered that the proposed development as an independent dwelling would constitute a substandard form of development by reason of site layout including the substandard provision of private amenity space, inadequate provision for management of refuse, lack of onsite car parking and overall relationship with the existing house on site to which it is not interconnected and would therefore seriously injure the residential amenities of both the existing and proposed house and would be contrary to provisions of section 16.10.9 of the Dublin City Development Plan 2016-2022 which seeks to ensure that such development 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: 30/07/2020

Michelle Fagan

Note: Given the location of the proposed house at the end of a terrace of houses on a corner site, the character of the area which is not identified as having any particular architectural

significance, the board considered that the contemporary design approach would be acceptable, would not present a discordant feature, nor be visually obtrusive and would not detract from the visual amenities of the area.

(Please attach a copy of the Board Direction to the Board Order.)