



An
Bord
Pleanála

Board Direction
BD-007562-21
ABP-306972-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/02/2021.

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 residential development, located on a 'side garden', infill and corner site, with limited frontage, by reason of its design, scale, bulk and height, would constitute a visually discordant feature, out of character with the established pattern of residential development in the vicinity, and would set a precedent for further inappropriate development in the vicinity of the site. The proposed development would, by reason of visually overbearing, obtrusive and intrusive impact, therefore, seriously injure the visual amenities of the area, contrary to the relevant 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 pattern of established residential development in the area and to the design and scale of development proposed, located on a 'side garden', infill and corner site, with limited frontage, it is considered that the 2no. 2-storey semi-detached dwellinghouses proposed, by reason of the design, height, scale, bulk and proximity to site boundaries, would seriously injure the

residential amenities of properties to the south and north particularly, by reason of overlooking, with consequent loss of privacy. The proposed development would, therefore, be contrary to the applicable 'Z1 – Sustainable Residential Neighbourhoods' zoning objective, and to the proper planning and sustainable development of the area.

3. Having regard to the limited size, and restrictive 'side garden', 'infill' and corner location of the application site, to the restricted vehicular access to the site, and to the scale of residential development proposed, it is considered that the proposed development would result in an unsatisfactory standard of residential amenity for future and existing occupants of the proposed and existing houses, and result in overdevelopment of the site by reason of inadequate provision of sufficiently sized, good quality and usable onsite private open space and would pose a risk to pedestrian and traffic hazard. As proposed, the under provision of onsite private open space would be contrary to Section 16.10.2 of the Dublin City Development Plan 2016-2022, which specifies the provision of 60m² of rear 'private amenity space' for the proposed houses, and 50m² for the existing house respectively, as required for houses located in the 'Outer City'. The proposed development would, therefore, be contrary to the applicable 'Z1 – Sustainable Residential Neighbourhoods' zoning objective, and to the proper planning and sustainable development of the area.

Board Member

Date: 18/02/2021

Maria FitzGerald