



An
Bord
Pleanála

Board Direction
BD-007041-20
ABP-307407-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/11/2020.

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

Reasons and Considerations

1. It is considered that the proposed development, involving the existing buildings on the site and the enclosed back lands to the rear, due to its design and scale, constitutes overdevelopment of the site, with insufficient separation distance both within the site and from the adjoining properties to the west. As a result, the proposed development would result in a substandard level of residential amenity for future occupants arising from poor outlook and proximity to other residences and would seriously injure the residential amenities of adjoining properties by reason of overlooking and overbearing impact. In addition, the proposed development, because of the scale of development proposed, would be out of character with development in the vicinity. The proposed development would therefore be contrary to the policies and objectives of the Dublin City Development Plan 2016-2022, in particular Policy QH8, and would be contrary to the proper planning and sustainable development of the area.

2. Having regard to the policies and objectives of the Dublin City Development Plan, 2016-2022, it is considered that the creation of the proposed vehicular entrance to facilitate the development, which would necessitate the removal of up to three on-street public pay and display parking spaces, which benefit all road users within an area subject to the zoning objective 'Z3' to provide for and improve neighbourhood facilities, would be contrary to Policy MT14 of the Development Plan, which seeks to minimise the removal of on street parking facilities whilst recognising that some loss of spaces is required to facilitate sustainable transport provision, access to new developments or public realm improvements. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 27/11/2020

Terry Prendergast