



An
Bord
Pleanála

Board Direction
BD-006999-20
ABP-307707-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/11/2020.

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

Reasons and Considerations

Having regard to the limited size of the site and the scale and nature of development to be retained, the planning history on the site, the national guidance Quality Housing for Sustainable Communities - Best Practice Guidelines for Delivering Homes Sustaining Communities 2007 and Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities 2018 and Section 16.10.12 and Appendix 17 of Dublin City Development Plan 2016-2022, it is considered that the development to be retained would result in an unsatisfactory standard of residential accommodation for occupants of both the main house and the ancillary accommodation, by reasoning of the lack of open space and substandard floor areas, would result in overdevelopment of the site and would have a negative impact on the residential amenity of the existing dwelling and would set an undesirable precedent for similar developments in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 23/11/2020

Dave Walsh