



An  
Bord  
Pleanála

**Board Direction**  
**BD-007056-20**  
**ABP-307747-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/11/2020.

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, by reason of its siting behind a boundary wall to the front garden of No. 2 Lough Conn Road and to the rear of lands not within the applicant's control would lead to haphazard, disorderly development that would be out of character with the established pattern of development of the area.
2. Having regard to the siting and proximity of the proposed development relative to the front and side amenity space of No.2 Lough Conn Road, it is considered that the proposed development would have a negative impact on the residential amenity of No.2 Lough Conn Road by virtue of overbearing, visual impact and intrusion. Furthermore, it is considered that the proposed private open space would significantly suffer from overlooking and subsequent loss of privacy from No. 52 Drumfinn Road. The proposed development would therefore be contrary to the zoning objective of the site which is to protect, provide and improve residential amenities as set out in the Dublin City Development Plan 2016-2022. As such the proposed development

would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 30/11/2020

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John Connolly