



An
Bord
Pleanála

Board Direction
BD-007001-20
ABP-307812-20

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

1. The proposed development would result in permanent and significant alterations to the fabric of an existing historic building which contributes to the character and setting of the Z2 Residential Conservation area, and as such the proposal would have a negative impact on the amenity and architectural quality of the Residential Conservation area and would be in conflict with the Z2 objective for the area.
2. The scale, bulk and mass of the proposed new structure on the site is excessive and its insensitive design is an inappropriate and overly dominant response to the site and the existing Residential Conservation area. It would have an overbearing impact on the original building on the site and would result in a negative visual impact on the wider Residential Conservation area and as such would also impact on the amenity of the wider area. Therefore, the proposal would be contrary to Policy CHC4 and Section 16.2.2.3 of the Dublin City Development Plan 2016-2022 and the overall objective of the Z2 zoning for the site. The proposal would be seriously injurious to the amenity of properties in the vicinity and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 23/11/2020

Dave Walsh