



An
Bord
Pleanála

Board Direction
BD-007109-20
ABP-307911-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/12/2020.

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 area of this constrained corner site, the nature and layout of the proposed development and the provisions of the Dublin City Development Plan 2016-2022 including Policy SC13, it is considered that the proposed development, by reason of its design and massing would constitute overdevelopment of the site and would significantly detract from the amenities of adjacent property to the north in terms of overlooking and overbearing given the proximity of the northern windows and balconies of the proposed development to the existing terraced dwelling houses and their attendant private rear gardens, and would therefore seriously injure the residential amenities of properties in the area.

Furthermore, the high proportion of north-facing apartments, and the proportion of dual aspect apartments proposed, as submitted with the appeal documentation which is below 33% minimum required by the Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities (DHPLG 2018) and would seriously injure the residential amenities of

future occupants. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 07/12/2020

Michelle Fagan