



An  
Bord  
Pleanála

**Board Direction**  
**BD-007078-20**  
**ABP-307926-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/12/2020.

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

### **Reasons and Considerations**

1. The proposed development by reason of its nature and siting at first floor level would be incompatible, visually conspicuous and incongruous to its surrounding area. It would adversely affect the integrity, character and setting of No's 53 and 55 Heytesbury Street which are both included on the record of protected structures, as well as the established character of the streetscape along Heytesbury Street which is located within the Z2 Residential Neighbourhoods (Conservation Areas). The proposed development would therefore be contrary to the proper planning and sustainable development of the area.
2. The proposed development, by reason of its size and location at roof level and proximity to the private open space of No's 4 and 6 South Circular Road, would seriously injure the residential amenity of these properties by reason of overbearing and overlooking. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 02/12/2020

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Maria FitzGerald