



An
Bord
Pleanála

Board Direction
BD-007510-21
ABP-308520-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/02/2021.

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 nature and layout of the proposed development and the development proposed for retention, and to the provisions of the Dublin City Development Plan 2016-2022, it is considered that, the proposed development and the development proposed to be retained would constitute a haphazard form of development and would fail to comply with the provisions of section 16.10.14 of the Dublin City Development Plan 2016-2022 relating to ancillary family accommodation, as a valid case has not been set out for the ancillary family accommodation to accommodate immediate family members from the host house, as the layout of the proposed ancillary family accommodation would not have direct connectivity to the remainder of the host house, as it would not have scope to be re-integrated as accommodation in the host house and as there would be potential for the accommodation to be served by an independent access off the rear lane. The proposed development and the development proposed to be retained would set an undesirable precedent for further such developments in the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 09/02/2021

Paul Hyde