



An
Bord
Pleanála

Board Direction
BD-007513-21
ABP-308630-20

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 established character and pattern of development in the vicinity, the provisions of the Dublin City Development Plan 2016-2022, including the 'Z2 residential conservation area' zoning objectives for the site and surrounding area, and the form and layout of the proposed development, with the proposed extensions to be constructed projecting substantially forward of the building lines along Philipsburgh Terrace and Croydon Gardens, it is considered that the proposed development would be visually obtrusive within the immediate streetscapes, would detract from the visual amenities of the area and would be contrary to policy CHC4 of the Dublin City Development Plan 2016-2022, which aims to protect the special interest and character of conservation areas in the city. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 09/02/2021

Paul Hyde