



An  
Bord  
Pleanála

**Board Direction**  
**BD-007572-21**  
**ABP-308742-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/02/2021.

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

### **Reasons and Considerations**

- 1) Having regard to Condition No 3 of the existing permission Reg. Ref. 3369/18 that required that the first-floor rear extension project a maximum of 3.5 metres from the existing rear building line at first floor level, to the scale and length of the pitched roofed development to be retained, it is considered that to permit the development would contravene materially a condition attached to an existing permission for development and would be contrary to proper planning and sustainable development.
- 2) Having regard to the pattern of development in the area and the scale of the development to be retained, it is considered that the development would have a negative impact on adjoining residential and visual amenity in terms of overbearance and would be contrary to Section 16.10.12 of the Dublin City Development Plan, 2016-2022 with respect to residential extensions. The proposed development would, therefore, by itself and by reason of the undesirable precedent it would set in the area, be contrary to proper planning and sustainable development.

**Board Member**

**Date:** 19/02/2021

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Terry Prendergast