



An
Bord
Pleanála

Board Direction
BD-008044-21
ABP-308893-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/04/2021.

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 Dublin City Development Plan 2016-2022 according to which the site is within an area subject to the zoning objective a Z2 "Residential neighbourhoods (Conservation Areas);- To protect and/or improve the amenities of residential conservation areas', it is considered that owing to the restricted size and configuration of the site and the mass and form of the dwelling, especially the proposed roof profile, the proposed development would fail to integrate into the established pattern, layout and the architectural character and coherence of existing development in the streetscape. The proposed development would, therefore, by itself and the precedent it would set for further similar development in the area, would be contrary to a development objective of the development plan and the proper planning and sustainable development of the area.

Board Member

Michelle Fagan

Date: 29/04/2021