

**An
Bord
Pleanála**

**Board Direction
BD-008163-21
ABP-309730-21**

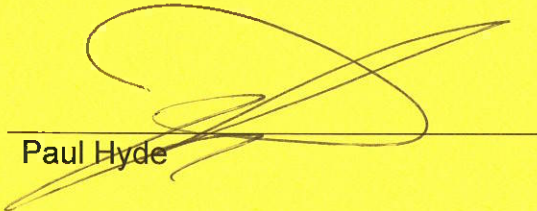
The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/05/2021.

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 the previous subdivision of the site and construction of an infill dwelling, it is considered that the proposed development which would introduce a further dwelling house into this restricted site, would result in overdevelopment and in a substandard form of development by reason of the lack of sufficient useable private open space for both the existing dwelling house at No. 2A and the proposed dwelling, and by reason of the proximity of the proposed dwelling house to adjoining residential properties would be visually incongruous and would result in overlooking of neighbouring properties, and as a result would seriously injure the amenities of properties in the vicinity and of the area. The proposed development would, therefore, be contrary to the provisions of the Dublin City Development Plan 2016-2022 and would be contrary to the proper planning and sustainable development of the area.

Board Member


Paul Hyde

Date: 13/05/2021