



An
Bord
Pleanála

Board Direction
BD-008442-21
ABP-309774-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/06/2021.

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

Reasons and Considerations

The appeal site is located on lands zoned Objective Z1 under the provisions of the Dublin City Development Plan, 2016-2022 where the stated objective is 'to protect, provide for and improve residential amenity'. Having regard to the scale of the garden room structure, its proximity to site boundaries and the elevated position in which it has been installed relative to the ground level on the rest of the site and on adjoining sites, it is considered that the structure as erected has a significant negative impact on residential amenities of surrounding properties due to overlooking, loss of privacy and visual intrusion. The retention of the structure as proposed would therefore seriously injure the amenities and depreciate the value of property in the vicinity, would be contrary to the Objective Z1 residential zoning objective for the site and would be contrary to the proper planning and sustainable development of the site.

Board Member

Michelle Fagan

Date: 04/06/2021