



An
Bord
Pleanála

Board Direction
BD-008487-21
ABP-310002-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/06/2021.

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

Reasons and Considerations

Having regard to the scale, bulk, height and massing of the proposed works in this area zoned Z1 and within the River Dodder Conservation Area, it is considered that the additional storey to the dwelling would be an incongruous feature in this area of predominantly single storey dwellings and would thus be contrary to the objectives set out in Policy CHC4 of the Dublin City Development Plan 2016-2022 and would seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Michelle Fagan

Date: 10/06/2021