



An
Bord
Pleanála

Board Direction
BD-008563-21
ABP-310032-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/06/2021.

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 nature and scale of the proposed development and the location of the site within an area zoned for Z2 - Residential Neighbourhoods (Conservation Areas), as set out in the Dublin City Development Plan 2016 – 2022, with a corresponding objective 'To protect and/or improve the amenities of residential conservation areas' it is considered that, the proposed development would detract from the special interest and character of the residential conservation area and would set an undesirable precedent for similar development in the vicinity. The spiral stairs structure, by virtue of its location, would also be visually obtrusive and injurious to the residential amenities of adjoining properties, including adjoining property No.744 where it would be visible from and result in overlooking onto the rear private amenity space and first floor windows when in use. The proposed development would not, therefore, be in accordance with the proper planning and sustainable development of the area.

Board Member

Paul Hyde

Date: 17/06/2021