

An
Bord
Pleanála

Board Direction
BD-009039-21
ABP-310317-21

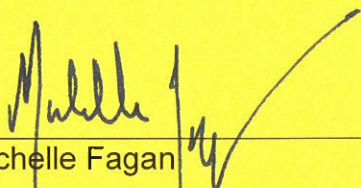
The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/09/2021.

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 scale, height and proximity of the proposed 3-storey structure and their proximity to the boundaries of the adjoining dwellings at numbers 10/10a Lansdowne Terrace and number 8 Lansdowne Terrace, it is considered that the proposed development would seriously injure the residential amenity of the dwellings and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the scale, bulk and height of the proposed development and the inadequate separation distances proposed, it is considered the proposed development would constitute a visually obtrusive and dominant form of development in this residential conservation area and would, therefore, be contrary to Policy CHC4 of the Dublin City Development Plan 2016-2022.

Board Member


Michelle Fagan

Date: 08/09/2021