



An
Bord
Pleanála

Board Direction
BD-008853-21
ABP-310448-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/08/2021.

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 design and layout of the structure for which retention is sought, in particular the size and layout of the internal accommodation that does not meet the standards set out in the government guidance '*Delivering Homes for Sustainable Communities – Quality Housing for Sustainable Communities*' (2007), the absence of any physical separation between the structure to be retained and the original house on the site or independent access to the accommodation to be retained and the limited provision of high quality well sited and laid out private amenity space areas to serve the original house and accommodation for which retention is sought, it is considered that the retention of the structure would result in a sub-standard form of residential accommodation for existing and future occupants of the site that would be contrary to the provisions of Paragraph 16.10.2 of the *Dublin City Development Plan, 2016-2022 relating to Residential Quality Standards - Houses*. The retention of the development would therefore seriously injure the residential amenities of occupants of the site and the residential amenities

of the area, would set an undesirable precedent for other similar forms of development and would be contrary to the proper planning and sustainable development of the area.

2. Having regard to the design and scale of the structure to be retained including the presence of windows in the west facing elevation of the structure, to the proximity of the structure to the boundary with the property to the west at No.19 Kildonan Avenue, and to the nature and low level of the boundary between the appeal site and this property, it is considered that the retention of the structure as proposed would have a significant negative impact on the residential amenities of No.19 Kildonan Avenue by virtue of overlooking, overbearing visual impact and visual intrusion. The retention of the development as proposed would therefore seriously injure the amenities and depreciate the value of adjoining properties and would be contrary to the proper planning and sustainable development of the area.

Board Member



Terry Prendergast

Date: 06/08/2021