



An
Bord
Pleanála

Board Direction
BD-009032-21
ABP-310667-21

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

The proposed development to demolish one side of a semi-detached pair of houses and to replace the demolished house with a detached house, would result in development which is inconsistent with the established character of semi-detached houses and bungalows on Victoria Road. The replacement house would be visually obtrusive on the streetscape and not in keeping with the area's established architectural character and would therefore conflict with Policy QH 22 and Policy QH 23 of the City Development Plan. The proposed development would fail to protect and improve residential amenities in accordance with the Z1 zoning objective. The development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Michelle Fagan

Date: 07/09/2021