

**An
Bord
Pleanála**

**Board Direction
BD-009751-22
ABP-311311-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/01/2022.

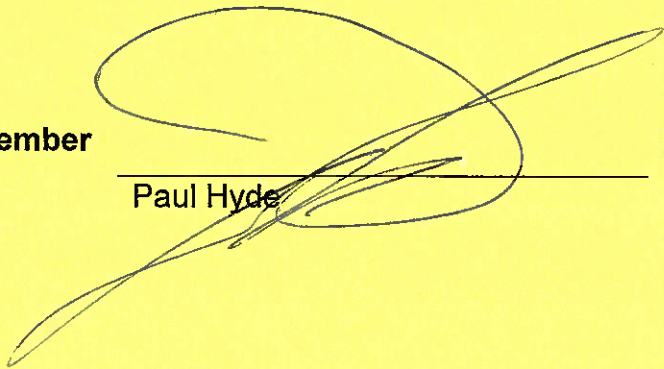
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Section 16.10.14 of the Dublin City Development Plan 2016-2022 provides that proposals for ancillary family accommodation will be favorably considered when specific criteria are met, including that the proposed accommodation is not a separate detached dwelling unit, that direct access is provided to the rest of the house and that the accommodation being integral with the original family house shall remain as such when no longer occupied by a member of the family. The layout of the proposed development physically separate from main dwelling, with no direct access provided between the proposed structure and the main dwelling, and effectively constituting an independent residential unit, does not comply with these requirements or with the standards for residential accommodation set out at Section 16.10.1 and Section 16.10.2 of the Dublin City Development Plan 2016-2022 or Table 5.1 of the 'Quality Housing for Sustainable Communities- Best Practice Guidelines for Delivering Homes Sustaining Communities and Sustainable Urban Housing' (2007). The proposed development would therefore be contrary to

Section 16.10.14 of the Dublin City Development Plan 2016-2022, would result in a substandard level of residential amenity for the future occupants of the development on the site, would seriously injure the residential amenity of the existing dwelling, and would be contrary to the proper planning and sustainable development of the area.

Board Member

A handwritten signature in black ink, appearing to read 'Paul Hyde', is written over a horizontal line. The signature is stylized and somewhat illegible due to its cursive nature.

Date: 13/01/2022

Paul Hyde