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**Board Direction**  
**BD-010498-22**  
**ABP-311719-21**

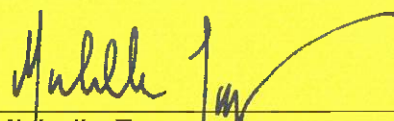
The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/04/2022.

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 entails the provision of an independent residential unit within the curtilage of an existing dwelling in a haphazard manner that is totally out of character with the existing pattern and scale of development, is of low quality and fails to provide for a fully realised independent unit with sufficient independent amenities including private open space and off-street car parking. The proposed development would constitute poor quality development that would set a wholly inappropriate precedent for future development within the curtilage of existing dwellings in the area and wider city area, and would be contrary to the RS zoning objective of the site, which seeks 'to provide for residential development and protect and improve residential amenity'. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Michelle Fagan

**Date:** 11/04/2022