



An
Bord
Pleanála

Board Direction
BD-012462-23
ABP-313101-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/06/2023.

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

Reasons and Considerations

1. It is considered that the proposed development, by reason of its height, scale, massing and proximity to the shared boundary, would have an overbearing impact on the rear elevation and rear garden of No. 10 / 10 a Lansdowne Terrace and would seriously injure the residential amenities of this property. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development, by reason of its inadequate qualitative and quantitative provision of private open space, would conflict with the development management standards set out in Section 15.11.3 of the Dublin City Development 2022-2028, and as such, would constitute the overdevelopment of this restricted site. The proposed development would, therefore, provide substandard residential amenity for future occupants of the proposed dwelling and would be contrary to the proper planning and sustainable development of the area.

Board Member


Una Crosse

Date: 15/06/2023