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**Board Direction**  
**BD-013718-23**  
**ABP-313103-22**

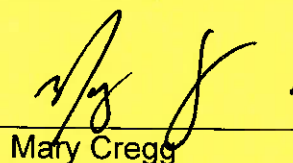
The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/09/2023. The Board decided to refuse permission for the following reasons and considerations.

### Reasons and Considerations

1. The proposed development for a standalone two storey annex unit for family and guest uses, fails to accord with Section 7.0 of Appendix 18 of the Dublin City Development Plan 2022-2028 as the proposal is not an extension of a single dwelling unit to accommodate an immediate family member for a temporary period. The proposed development would, therefore, by itself and by the precedent it would set for similar development, seriously injure the amenities of the local area, be contrary to the Dublin City Development Plan 2022-2028 and to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted that, the Inspector had considered that there was a link, although somewhat tenuous, between the proposed annexe and the main dwelling on site. The Board disagreed with the Inspector that the proposed link was such that the proposed unit could be considered to accord with the criteria for ancillary family accommodation as set out in section 7.0 of Appendix 18 of the Dublin City Development plan 2022-2028.

Board Member

  
Mary Cregg

Date: 09/10/2023