

An
Bord
Pleanála

Board Direction
BD-013317-23
ABP-313336-22

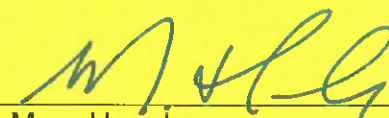
The Board considered the totality of the file, the Inspector's report and the Dublin City Development Plan 2022-2028 at a Board meeting held on 15/08/2023.

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

Reasons and Considerations

Having regard to Section 15.13.3 of the Dublin City Development Plan 2022 – 2028, it is considered that, due to its siting close to the estate road and wholly forward of the established front building line exhibited by the dwelling houses to the north of the site, its depth and consequent size and mass, and its detached form and novel roof shape, the proposed dwelling house for the site would be visually obtrusive and intrusive within the context of the existing housing estate. Consequently, this dwelling house would contravene Section 15.13.3 of the Development Plan and it would be seriously injurious to the visual amenities of the area. The dwelling house would, therefore, fail to accord with the proper planning and sustainable development of the area.

Board Member


Mary Henchy

Date: 18/08/2023