

An
Bord
Pleanála

Board Direction
BD-012601-23
ABP-313493-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/06/2023.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

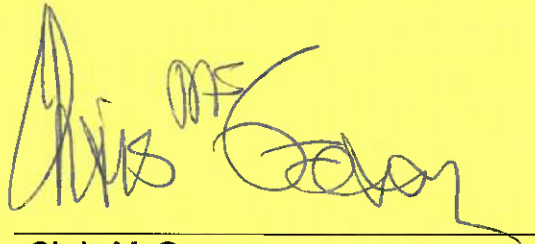
Attach condition number 2 (a)

Reasons and Considerations

Having regard to the nature and scale of the proposed development, it is considered that condition number 2(a) is reasonable in order to ensure that the proposed development would not be visually incongruous to the host dwelling of Number 88 Benbulbin Road, would not be visually at odds or intrusive in the terrace group it forms part of, and its wider streetscape scene in highly uniform in design and layout intent residential area, as appreciated from the public domain. Furthermore, it is considered that to permit the proposed amendments would not overcome this adverse impact nor would it overcome that the design, bulk, mass and projection of the front ground level extension would be a type of development that failed to accord with the relevant provisions of Appendix 18 (residential extensions) of the Dublin City Development Plan, 2022 to 2028, and it would be a type of development that would

in itself, set a precedent for further inappropriate development in the vicinity of the site. In the absence of the requirements of Condition Number 2(a) the proposed development would, therefore, seriously injure the visual amenities of the area and be contrary to the proper planning and sustainable development of the area.

Board Member:

A handwritten signature in black ink, appearing to read 'Chris McGarry', written over a horizontal line.

Chris McGarry

Date: 27/06/2023