

An
Bord
Pleanála

Board Direction
BD-015501-24
ABP-313663-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/02/2024.

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

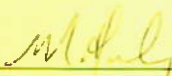
Reasons and Considerations

The proposed development, by reason of the proposed building line at upper ground floor and first floor levels, which would project significantly forward of the established building line on the terrace that the site forms part of, would constitute a visually discordant feature that would be detrimental to the character of the terrace, contrary to the provisions of Section 15.15.2.2 of the Dublin City Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

The proposed development, by reason of the configuration and layout of the proposed kitchen/living/dining areas, fails to comply with the minimum floor plan recommended in Section 5.3 of the 'Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities' (2007). Consequently, the proposed development would be contrary to the requirement of Sections 15.11.1 and 15.13.3 of the Dublin City Development Plan 2022-2028 and would also fail to provide an adequate level of internal accommodation for occupiers. The proposed development would, therefore, seriously injure the

amenities of the future occupants of the house and would be contrary to the proper planning and sustainable development of the area.

Board Member


Mary Henchy

Date: 21/02/2024