

An
Bord
Pleanála

Board Direction
BD-012630-23
ABP-313837-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/06/2023.

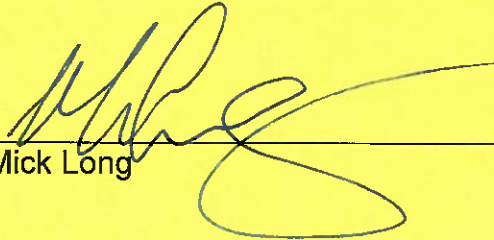
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the narrow width, shallow depth and orientation of the application site, the proposed related boundary treatments and to the inadequate quantum of private open space proposed to serve the host dwelling (No. 34 Ratra Park), it is considered that the proposed development would constitute over-development of the site and would be seriously injurious to the amenities of residential properties in its vicinity. The proposed development would, therefore, be contrary to the provisions of the Dublin City Development Plan 2022-2028 and be contrary to the proper planning and sustainable development of the area.
2. Having regard to the proximity of habitable room openings in the proposed dwelling house to high boundary walls and to the roadside location of the proposed private open space that would serve this dwelling house, it is considered that the proposal would fail to establish a satisfactory standard of amenity for future occupiers of the new dwelling house. Consequently, the proposal would be contrary to the provisions of the Dublin City Development Plan

2022-2028 be contrary with the proper planning and sustainable development of the area.

Board Member


Mick Long

Date: 28/06/2023