

**An
Bord
Pleanála**

**Board Direction
BD-015267-24
ABP-314685-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/01/2024.

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

Reasons and Considerations

1. It is considered that the proposed development, comprising a four-storey structure, would be over-bearing, excessive, out of scale having regard to the immediate architectural context and would therefore represent significant over-development of this sensitive site, which accommodates a Protected Structure, and which adjoins a Conservation Area. The proposal would cause serious injury to the amenity, architectural significance, legibility, special architectural character and setting of the Protected Structure. Accordingly, the proposed development would seriously contravene Policy BHA2 (b and d) of the Dublin City Development Plan 2022-2028 and would set an undesirable precedent for the development within and adjacent to historic buildings and protected structures in the area. The proposed development would therefore, be contrary to the proper planning and sustainable development of the area.


2. Having regard to the Z1 zoning objective, as set out in the Dublin City Development Plan 2022-2028, which seeks to protect, provide and improve residential amenities, and to the height and scale of the proposed development and its proximity to adjoining residential development, it is considered that the proposal would have a detrimental impact on adjoining residential amenity by reason of overbearance, loss of privacy, would be visually incongruous and would have a

negative impact on the character of the area. The proposed development would, therefore, seriously injure the amenities of neighbouring occupiers, would depreciate the value of property in the vicinity, and would be contrary to the zoning objective, to the policies of the Dublin City Development Plan 2022-2028 and to the proper planning and sustainable development of the area.

Note

The Board shared the view of the Planning Authority in respect of the impact of the proposed development on the residential amenities of adjoining residential properties and in this regard included the second reason for refusal above which reflects the concerns expressed by the Planning Authority.

Board Member


Una Crosse

Date: 30/01/2024