

An
Bord
Pleanála

Board Direction
BD-012671-23
ABP-314743-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/06/2023.

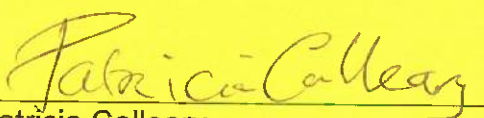
The Board decided (on a 2:1 split vote) to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Taking into account the site constraints including its location within a row of terraced single storey houses and notwithstanding the contemporary design presented and the information submitted, the Board was not satisfied that the proposed northern element of the proposed extension (that incorporates the living/dining room) and the garage structure by reason of the mono-pitch/sloped roof design on both, would not adversely affect the amenities enjoyed by occupants of adjacent buildings in terms of access to daylight and sunlight.

Accordingly, the proposed development would be contrary to Section 1.1 (General Design Principles) of the Dublin City Development Plan 2022-2028 and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member


Patricia Calleary

Date: 29/06/2023