

**An
Bord
Pleanála**

**Board Direction
BD-013891-23
ABP-314747-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/09/2023.

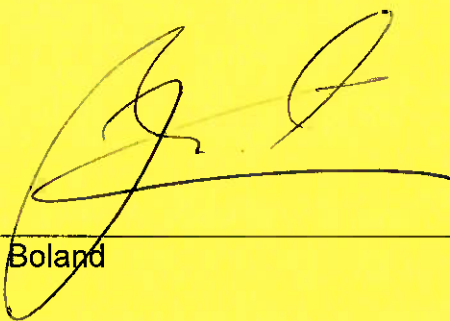
The Board decided, by majority decision (2: 1) to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

1. The Board considered that the nature, scale and mass of the proposed development, if permitted, would be inconsistent with Policy BHA9 and Section 11.5.3 of the Dublin City Development Plan 2022-28 which seek to protect the special interest and character of lands zoned Z2 and which has a stated objective 'to protect and/or improve the amenity of residential conservation areas', which include period buildings that positively contribute to their built heritage integrity, character and sense of place. In such cases, a precautionary approach to any alterations and extensions is preferred; including seeking their retention, reuse and sympathetic adaptation as well as extension. The proposed development would not accord with the policy outlined above and, therefore, would be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed development by reason of its design and its inadequate provision of private open space for the occupants of the dwelling, would be an inappropriate form of development at this location and would

represent significant overdevelopment to the rear of this constrained site. The part single storey and part two storey together with the quantum of development to the rear of the site would be contrary to Sections 1.1, 1.2 and 1.7 of Appendix 18 of the Dublin City Development Plan 2022-2028 in relation to residential extensions and would therefore, seriously injure the amenities of the area and of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

Note : The Board noted that public notices and associated drawings accompanying the application are matters for the planning authority.

Board Member



Joe Boland

Date: 26/09/2023