



An
Bord
Pleanála

Board Direction
BD-012626-23
ABP-314904-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/06/2023.

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

Reasons and Considerations

Having regard to the location of the site at a prominent corner, the pattern of development in the vicinity and in particular to the consistent pattern of the ridge profile of the terrace of single storey cottages which are zoned Z2 in the Dublin City Development Plan, 2022 – 2028, the objective of which is to protect and/or improve the amenities of residential conservation areas and where the general objective for such areas is to protect them from unsuitable new developments or works that would have a negative impact on the amenity or architectural quality of the area, it is considered that the proposal to raise the ridge height of the dwelling at this location would be visually discordant and out of character with the otherwise consistent pattern of the ridge profile of the cottages along this street. The proposed development would, therefore, seriously injure the visual amenities of the area, would be contrary zoning objective pertaining on the site and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 28/06/2023

Una Crosse