



An
Bord
Pleanála

Board Direction
BD-011963-23
ABP-315100-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/03/2023.

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 scale and depth of the proposed two-storey extension, the proposed development will have a significant and negative impact on the residential amenity to the occupants of the adjoining dwellings by way of reducing levels of daylight and sunlight and by having an overbearing and obtrusive appearance when viewed from the neighbouring dwellings. It is also considered that the proposed development would be contrary to the policies and objectives of the Development Plan, in particular those set out under Section 15.5.3 and Section 1 of Volume 2 of Appendix 18 of the Dublin City Development Plan, 2022-2028. Moreover, it is considered that the proposed development in itself and by the precedent it would give rise to would give rise to deterioration of the visual and residential amenities of this area. The proposed development would, therefore be, contrary to the proper planning and sustainable development of the area.

Board Member

Peter Mullan

Date: 30/03/2023

