



An
Bord
Pleanála

Board Direction
BD-015027-24
ABP-315328-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/01/2024.

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

Reasons and Considerations

The proposed development would be sited an inadequate distance from the rear elevation of 16 Fairview Avenue Lower such that the proposed house would have a severe overbearing and overshadowing impact on this property, as well as a significant impact on the aspect enjoyed by that property. The proposed development would seriously injure the residential amenities of the area and would, by itself and by the precedent established for such development immediately proximate to the rear of existing dwellings, be contrary to the policies and objectives of the Dublin City Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Mary Cregg

Date: 11/01/2024