

An  
Bord  
Pleanála

**Board Direction**  
**BD-015037-24**  
**ABP-315443-22**

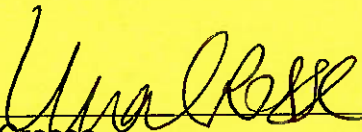
The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/01/2024.

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

#### **Reasons and Considerations**

Having regard to the scale, volume and height of the extension, the proximity of same to the adjoining single storey cottages on either side and the restricted nature of the yard area, it is considered that the proposed extension would seriously injure the residential and visual amenities of the area, would be overbearing when viewed from adjoining properties, and would cause adverse overshadowing on No. 22 Daniel Street. The proposed development would therefore fail to accord with the Z1 zoning objective pertaining on the site which seeks to protect, provide and improve residential amenities, would fail to comply with the provisions set out in sections 1, 4 and 5 of Appendix 18 of the Dublin City Development Plan 2022-2028 in respect of residential extensions and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Una Crosse

**Date:** 12/01/2024