

An  
Bord  
Pleanála

**Board Direction**  
**BD-015416-24**  
**ABP-315547-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/02/2024.

The Board decided to refuse permission for the following reasons and considerations:

#### **Reasons and Considerations**

The Board was not satisfied that the applicant had fully complied with Section 15.13.5.1 of Chapter 15 of the Dublin City Development Plan 2022-2028 in relation to mews buildings, specifically;

(a) that the amount of open space remaining after the subdivision of the garden should meet the private space requirements for the main house/protected structure

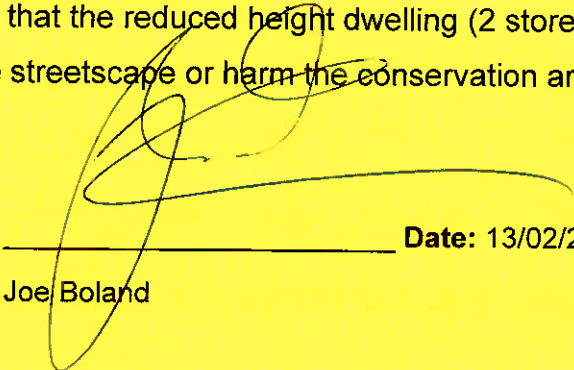
and

(b) that the proposed boundary line be located at an appropriate distance from the building line of the main house/protected structure to provide an appropriate amenity space for the main house/protected structure.

Therefore, the Board decided that the proposed development would not be in accordance with the proper planning and sustainable development of the area.

**Note:** Having regard to its scale, design and positioning, the Board did not share the view of its Inspector that the reduced height dwelling (2 storey) would be obtrusive, negatively affect the streetscape or harm the conservation area.

**Board Member**



**Date:** 13/02/2024

Joe Boland