

An
Bord
Pleanála

Board Direction
BD-015905-24
ABP-315572-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/03/2024.

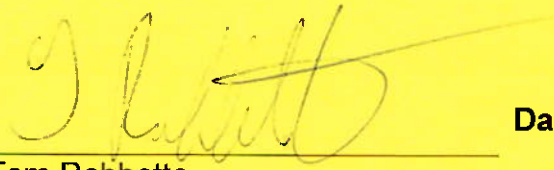
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Having regard to the Z1 zoning objective for the site '*to protect, provide and improve residential amenities*', Section 15.5.2 (Infill Development), Section 15.13.3 (Infill/ Side Garden Housing Developments), Section 1.0 (Residential Extensions) and Section 6.0 (Sub-Division of Dwellings) of Appendix 18 of the Dublin City Development Plan 2022 – 2028, and also having regard to the scale, mass, design, height and proportions of the proposed development, and the setting back of units 3 and 4 behind the established building line and the provision of 5 no. perpendicular parking spaces at this location, the Board considered that the development would be over-bearing, out of scale and out of character in comparison with the prevailing architectural context, would appear visually incongruous on the streetscape and would have a negative impact on the scale and character of the existing dwelling. The proposed development would, therefore, by itself and by reason of the undesirable precedent it would set for similar

development in the area, be contrary to proper planning and sustainable development.

Board Member

A handwritten signature in black ink, appearing to read 'Tom Rabbette', written over a horizontal line.

Date: 22/03/2024

Tom Rabbette