



An
Bord
Pleanála

Board Direction
BD-015144-24
ABP-315731-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/01/2024.

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 Dublin City Development Plan 2022-2028, to the zoning objective of the proposed site to protect, provide and improve residential amenities, to the pattern of development in the area and to the Dublin City Council policy framework for ancillary family accommodation, it is considered that the form of the proposed link and the integration between the existing house and the garden structure would not be in accordance with the requirements of Appendix 18, Section 7.0 (Ancillary Family Accommodation) of the Development Plan. Furthermore, it is considered that the proposed ancillary family accommodation would be a separate dwelling house and would be different in appearance to the existing dwelling house (and the extension of the existing dwelling house), as it would be a distinct entity to the rear of Number 215 Griffith Avenue in terms of its backland location, distance from the main house (27 metres), orientation, building form, and elevated position above the level of the kitchen extension patio. The provision of connectivity with the dwelling house via a covered walkway would not change that physical relationship. The link structure would not follow the established pattern of development in the area and would be an inappropriate intervention in this location. The habitable use of the garden room would result in the introduction of a third residential building line behind the establish building lines on Griffith Avenue and Griffith Downs and would set a

poor precedent for similar development in the area. The proposed development would not, therefore, be in accordance with the proper planning and sustainable development of the area

Board Member Eamonn James Kelly Date: 22/01/2024
Eamonn James Kelly