

An
Bord
Pleanála

Board Direction
BD-012440-23
ABP-315828-23

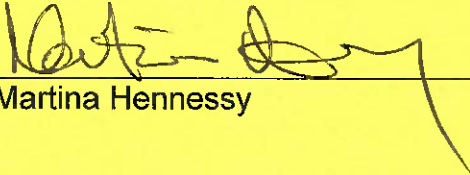
The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/06/2023.

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 policy framework of the Dublin City Development Plan 2022-2028, it is considered that, by reason of its form and nature, the development proposed to be retained would be out of keeping with general boundary treatment in the vicinity and would be inconsistent with the overall character and streetscape of the area. The development proposed to be retained would set an undesirable precedent for similar type development in the area and, by reason of its height, material finish and form, would be contrary to Appendix 5 of the Dublin City Development Plan 2022-2028. Furthermore, it is considered that the development proposed to be retained would be incompatible in terms of its height, design and material finish in relation to the low and transparent boundary of the adjoining semi-detached house at no. 141 Richmond Road. The development proposed to be retained, by itself and by the precedent it would set for similar front and side boundary treatment, would seriously injure the residential and visual amenities of the area and of property in the vicinity, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Martina Hennessy

Date: 13/06/2023