

An
Bord
Pleanála

Board Direction
BD-015423-24
ABP-315886-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/02/2024.

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

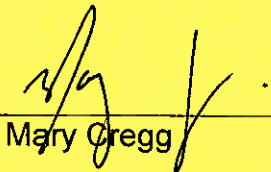
Reasons and Considerations

Having regard to the Z1 residential zoning for the area and Section 15.13.3 Infill/Side Garden Housing Developments, as set out in Dublin City Development Plan 2022-2028, and notwithstanding that the principle of development on this corner site would be acceptable, it was considered that the design and siting of the proposed dwelling would be contrary to the criteria contained within the Dublin City Development Plan 2022-2028, due to the extent of the forward positioning of the side gable which directly adjoins the public footpath to the west of number 10 Olney Crescent. It is considered that the proposed development would set an inappropriate precedent resulting in a development visually incongruous with the character and established pattern of development in the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Board agreed with the Inspector that the very nature of developing side plots (located on corners) that serve to extend a row or terrace of dwellings will invariably break a secondary notional building line created when a scheme was first constructed, and that this is unavoidable if densification of low-density areas is to materialise. However, the extent to which the building line is breached was considered excessive in this instance, given that it directly adjoins the public footpath and an appropriate interface with the public footpath had not been achieved.

Furthermore, the Board also noted the Inspector's observation that the Development Management Standards contained in section 15.13.3 of the Dublin City Development Plan include that side gable walls as side boundaries facing corners in estate roads are not considered acceptable and should be avoided; however as this was a new issue it was not pursued in this instance.

Board Member



Mary Gregg

Date: 22/02/2024