



**An
Bord
Pleanála**

**Board Direction
BD-013403-23
ABP-316465-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/08/2023.

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

Reasons and Considerations

- 1 Having regard to the design and scale of the proposed development, in particular its proximity to site boundaries and the proximity of windows and first floor private amenity spaces to the south east facing site boundary and adjoining residential properties, it is considered that the proposed development would have a significant negative impact on the amenity of surrounding properties by virtue of overlooking and overbearing visual impact. The proposed development would, therefore, seriously injure the residential amenities and depreciate the value of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.
- 2 Having regard to the single aspect nature of two of the proposed units in the development, to the proximity of the development to the eastern boundary of the site and to the confined layout and dimensions of the private amenity space serving the ground floor units and communal open spaces, the Board was not satisfied that that the proposed development would provide an adequate level of daylight and sunlight penetration to the

ground floor units and to these amenity spaces and would thus result in a sub-standard level of residential amenity for future occupants of the development. The proposed development has failed to demonstrate compliance with Paragraph 15.9.16.1 and Appendix 16 of the Dublin City Development Plan, 2022-2028 regarding daylight and sunlight and Paragraphs 15.9.7 and 15.9.8 of the plan regarding amenity space. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Tom Rabbette

Date: 24/08/2023