



An
Bord
Pleanála

Board Direction
BD-013456-23
ABP-316852-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/08/2023.

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

Reasons and Considerations

The Dublin City Development Plan 2022-2028 requires, as set out in Section 15.13.3 which relates to Infill/Side Garden housing developments, that the Planning Authority have regard to criteria as outlined, for any new corner/side garden dwelling to demonstrate compatibility of design and scale with adjoining dwellings, paying attention to the established building line in addition to giving due regard to the criteria for open space standards for both existing and proposed dwellings. Having regard to the prominent and exposed location of this corner site, it is considered that the proposed development, by reason of its scale, form, and design, would be visually obtrusive, would breach the established building line along Clonshaugh Road, would reduce the openness of the established streetscape and would provide an unacceptable level of remaining usable private open space for the current and future occupants of the parent dwelling (No. 2 Riverside Park). The proposal would, as a result, seriously injure the amenities of property in the vicinity and would therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 29/08/2023

Una Crosse