

**An
Bord
Pleanála**

**Board Direction
BD-015553-24
ABP-317237-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/02/2024.


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

Reasons and Considerations

1. The metal shed and timber artist studio are located in areas zoned objective Z9 - Amenity/Open Space Lands/Green Network in the Dublin City Development Plan 2022-2028. The stated objective of these lands is to preserve, provide and improve recreational amenity, open space and ecosystem services. The retention of the development for ancillary residential use, which is not listed as 'Permissible' or 'Open for Consideration' would contravene the zoning objective, as set out in this plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the adjoining residential conservation area and the open nature of the site and wider area, the metal shed, timber studio and raised timber platform/staircase, due to their scale, location, and materials, represent visually incongruous, obtrusive, and prominent forms of development that are inconsistent with the surrounding context and built form. The raised platform proposed for retention also has the potential to create excessive noise in the vicinity, contrary to the protection of the amenity of neighbouring residences. The development would therefore have an adverse visual impact, would be

injurious to amenity and would be contrary to the proper planning and sustainable development of the area.

Board Member


Martina Hennessy

Date: 27/02/2024