



An
Bord
Pleanála

Board Direction
BD-014183-23
ABP-317364-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/10/2023.

The Board decided by majority vote (2:1) to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the proposed location of the utility room structure between the first floor bedroom and the proposed external rear wall, it is considered in this particular instance, that the proposed development would not accord with the principles and objectives as set out in Appendix 18; Section 1 ; Residential Extensions of the Dublin City Development Plan 2022-2028 and would, therefore , be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposal would result in an inappropriate design response in terms of ensuring an appropriate level of residential amenity for the occupants of the applicant's dwelling, that of 53 Kylemore Avenue.

Board Member



Joe Boland

Date: 18/10/2023