



An
Bord
Pleanála

Board Direction
BD-015941-24
ABP-317383-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/03/2024.

The Board decided by a majority of 2:1 to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

The proposed development, in this particular configuration, by reason of its separation distance from adjoining boundaries, its building line, fenestration pattern, proposed materials and its overall design, would be overbearing and would have a seriously negative impact on the established residential amenity of the adjoining residential conservation area and its neighbouring properties and would therefore be contrary to the Dublin City Development Plan 2022 to 2028, zoning objective for the area and section 15.5.2 of the development plan which refers to infill housing. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Mary Cregg

Date: 27/03/2024