

An  
Bord  
Pleanála

**Board Direction**  
**BD-015928-24**  
**ABP-317452-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/03/2024.

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

The Board concurred with the Inspector's recommended Reason no. 2 but determined that this may be considered a new issue and given the substantive reason for refusal decided not to pursue this matter in this instance.

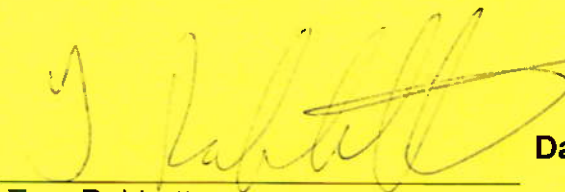
(Direction to issue with Order.)

### **Reasons and Considerations**

Having regard to the Z1 zoning objective for the site '*to protect, provide and improve residential amenities*' and Section 15.5.2 (Infill Development) of the Dublin City Development Plan 2022 – 2028, and also having regard to the scale, mass, design, height and proportions of the proposed development, and the setting back of the proposed 4 dwellings behind the established building line and the provision of 8 no. perpendicular parking spaces at this location, the Board considered that the development would be over-bearing, out of scale and out of character in comparison with the prevailing architectural context and would appear visually incongruous on the streetscape. The proposed development would, therefore, by itself and by

reason of the undesirable precedent it would set for similar development in the area, be contrary to proper planning and sustainable development.

**Board Member**



**Date:** 26/03/2024

Tom Rabbette