

An
Bord
Pleanála

Board Direction
BD-014556-23
ABP-317603-23

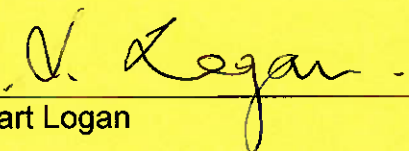
The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/11/2023.

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

Reasons and Considerations

Having regard to the nature and location of the detached workshop proposed for change to residential use, it is considered that the development would result in the provision of substandard residential accommodation that would not be ancillary to the established dwelling on this site and would be contrary to Section 7, Appendix 18 of the Dublin City Development Plan 2022-2028. Development would not provide for an appropriate standard of residential accommodation or residential amenity as per Policy QHSN6 and Section 15.13.4 (Backland Development) of the Development Plan and would, therefore, seriously injure the residential amenity of the established dwelling and property in the vicinity of the site. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member


Stewart Logan

Date: 14/11/2023