



An  
Bord  
Pleanála

**Board Direction**  
**BD-015795-24**  
**ABP-317653-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/03/2024.

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 its scale, form and design, the proposed extension would conflict significantly with that of the existing dwelling and would have a significant adverse impact on the character of the existing dwelling and the adjoining dwelling No. 26 Gilford Road, it is considered the proposal would be visually incongruous and would have a significant detrimental impact on the visual amenities of the area, and would be contrary to the policies and objectives of the Dublin City Development Plan, 2022-2028, in particular Policy SC5 and those set out under Sections 1.2, 1.3, 1.4, 1.6 and 1.7 of Volume 2 of Appendix 18 of the Development Plan and the Z1 land use zoning objective for the area.

**Board Member**

  
Stephen Bohan

**Date:** 11/03/2024