

An  
Bord  
Pleanála

**Board Direction**  
**BD-016985-24**  
**ABP-318146-23**

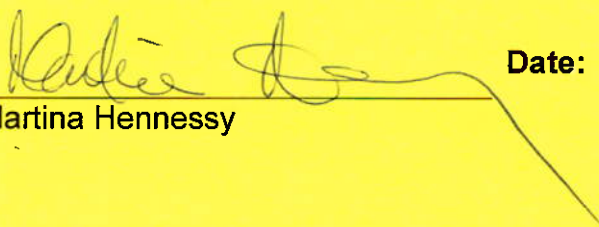
The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/07/2024.

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 the Z1 zoning objective for the site which seeks to protect, provide and improve residential amenities, and Section 1.0 (Residential Extensions) of Appendix 18 of the Dublin City Development Plan 2022 – 2028 which requires that extensions should not dominate the existing building and should normally be of an overall scale and size to harmonise with the existing house and adjoining buildings, and to the scale, mass, design, height and proportions of the proposed development, it is considered that the development would be out of scale and out of character in comparison with the existing dwelling and the prevailing architectural context, would have a negative impact on the character of the existing dwelling and would appear visually incongruous on the streetscape. The proposed development would therefore fail to accord with the Z1 zoning objective pertaining to the site which seeks to protect, provide and improve residential amenities, would fail to comply with the provisions set out in Section 1 of Appendix 18 of the Dublin City Development Plan 2022-2028 in respect of residential extensions and 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**

  
Martina Hennessy

**Date:** 16/07/2024