



An
Bord
Pleanála

Board Direction
BD-017876-24
ABP-318160-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/10/2024.

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 zoning of the site, the objective of which is to 'protect, provide and improve residential amenities', to the limited site area and access arrangements associated with the site and the relationship of the structure to be retained with the adjoining dwelling within the site, and having regard to Sections 2.0, 6.0 and 7.0 of Appendix 18 of the Dublin City Development Plan 2022-2028 which relates to Ancillary Residential Accommodation, it is considered that the development proposed to be retained is a separate independent residential unit that results in an inappropriate form of backland development giving rise to a substandard residential unit, which would have a significant negative impact on the residential amenities of the adjoining dwelling to the west, by virtue of visual intrusion, overlooking and negative visual impact. It is therefore considered that the development proposed to be retained would be contrary to the provisions of the Dublin City Development Plan 2022-2028, would seriously injure the residential amenities of the existing adjoining property, would be contrary to the residential zoning objective of the site, and would therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 16/10/2024

Joe Boland