



An
Bord
Pleanála

Board Direction
BD-016662-24
ABP-318625-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/06/2024.

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 relevant provisions of the Dublin City Development Plan 2022-2028, to the pattern of development in the area and to the specific nature, scale and extent of the proposed development and its positioning on the site, it is considered that the mews dwelling would constitute an unacceptable form of development at this location, by reason of overbearance in relation to adjoining property and by reason of a poor disposition, form and quality of amenity space for the proposed mews dwelling itself. The proposed development would provide an unsatisfactory standard of residential amenity for its future occupants and would seriously injure the amenities of the adjoining residential property, and would therefore, in its current form be contrary to the proper planning and sustainable development of the area.

Note: the Board noted the inspector's recommended reason no 2 for refusal which referred to undesirable precedent and material contravention of the Z2 zoning objective. The Board agreed with the inspector that the current proposed development, on its clear facts constituted a poor design scheme at this location (hence the single reason for refusal as set out above) but considered that these were issues of specific design in the current proposal and did not mean that the proposed development would materially contravene the zoning objective, nor of itself set an undesirable precedent, as other locations may be more facilitative of such a design and indeed a revised proposal, for a mews dwelling at this subject site may be deemed consistent with the proper planning and sustainable of the area, subject to a separate consent exercise.

Board Member



Chris McGarry

Date: 18/06/2024