



An  
Bord  
Pleanála

**Board Direction**  
**BD-017337-24**  
**ABP-319097-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/08/2024.

The Board decided to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

1. The proposed development of an infill dwelling, which would sit substantially forward of the front building line of no.11 Kilbarrack Road, due to its proximity, scale and appearance would have a substantial and negative impact on the residential amenity of no. 11 in terms of visual amenity, overbearance and overshadowing. Therefore, the proposed development would be contrary to the proper planning and sustainable development of the area.

2. The proposed development would, in its design, form and materials be a visually discordant, obtrusive and incongruous structure on the streetscape, would be out of character with pattern of development in the area, would be contrary to the policies of the Dublin City Development Plan 2022-2028 relating to infill developments and, by the precedent established, would seriously injure the residential amenities of the area. Therefore, the proposed development would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board agreed with the planning authority that the proposed development would have a significant negative effect on the residential amenity of the adjoining property and would not accord with the pattern of development in the area.

**Board Member**



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Joe Boland

**Date:** 29/08/2024