



**An
Bord
Pleanála**

**Board Direction
BD-018383-24
ABP-319734-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/12/2024.

The Board decided by a majority of 2:1 to refuse permission for the following reasons and considerations.

Reasons and Considerations

The Board had regard to the General Design Principles for extensions set out in Section 1.1 of Appendix 18 of the Dublin City Development Plan 2022-2028, the nature and scale of the proposed development in relation to the existing building line, and the location of the existing subject dwelling forward of the adjacent dwelling to the north. It is considered that the proposed development, which would result in a further extension forward of the existing building line, would be visually dominant, would give rise to a reduction in sunlight and daylight to the adjoining property and would have an adverse impact on the residential and visual amenity of the neighbouring property. The proposed development would therefore 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 considered that the proposed extension would have a negative impact on the established visual and residential amenity of the neighbouring property.

Board Member

Mary Gurrie
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Date: 12/12/2024