



An
Bord
Pleanála

Board Direction
BD-018125-24
ABP-319753-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/11/2024.

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 provisions of the Dublin City Development Plan 2022-2028, the Board considered that the proposed development, by reason of its location in the front garden of number 18 Kilkieran Court and its relationship therewith, the restricted overall site size, and the design and layout proposed, would result in an unsatisfactory standard of residential amenity in terms of failure to provide for adequate private open space for future occupants, and of overlooking into number 18 resulting in an unacceptable impact on the residential amenities of that property. Furthermore, the proposal fails to provide for adequate defensible space behind the public footpath, which combined with the unsatisfactory relationship with number 18 would result in a substandard form of development at this location by reason of haphazard and disorderly development and would represent overdevelopment of a restricted site. The proposal would fail to comply with section 15.11.3 (private open space) and section 15.13.3 (infill/side garden housing developments) of the Dublin City Development Plan 2022-2028 and would, therefore, by itself and by reason of the undesirable precedent it would set for similar development in the area, be contrary to the proper planning and sustainable development of the area.

Board Member

Mary Gurrie
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Date: 08/11/2024