



An
Bord
Pleanála

Board Direction
BD-017939-24
ABP-319802-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/10/2024.

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 Dublin City Development Plan 2022-2028 and to Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities (2024), it is considered that the proposed development, by reason of the restricted overall site size, proximity to the permitted dwelling at 23 Blessington Street, and to 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 of the permitted development at No. 23 Blessington Street and of the proposed mews dwelling by reason of the poor quality layout, lack of adequate storage and inadequate private open space. The proposal would also be subject to significant overbearing from surrounding properties and would itself have an overbearing effect on the rear of no. 22 Blessington Street. The proposed development therefore fails to comply with section 15.11.1 and section 15.13.5 of the Dublin City Development Plan 2022-2028 and to SPPR1 and SPPR 2 of Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities (2024) and would, therefore, by itself and by reason of the undesirable precedent it would set for

similar development in the area, be contrary to proper planning and sustainable development.

Board Member


Marie O'Connor

Date: 23/10/2024