

An  
Bord  
Pleanála

**Board Direction**  
**BD-018718-25**  
**ABP-320710-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/01/2025.


The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

#### **Reasons and Considerations**

1. The residential development proposed for retention, by reason of the inadequate quality and quantity of private open space provision, and the limited length of the proposed rear gardens to serve both the principal house and the residential unit that is proposed to be retained would provide poor quality amenity for future occupants for this reason and set an undesirable precedent for a similar type of development in the area. The development proposed to be retained would be contrary to Section 15.11.3 'Private Open Space' of the City Development Plan, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The residential development provides an inadequate provision of floor areas and therefore an unacceptable level of qualitative standard in which would be contrary to the DoEHLG Guidelines 'Quality Housing for Sustainable Communities' (2007). The development proposed for retention would provide a substandard residential amenity for occupiers for this reason, and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The Board also considered number 65 Morehampton Road contributes positively to the historic urban form and character of the area, forming part of an area of special architectural character. The proposed retention of the residential unit, by way of its design, materials and scale, would have a detrimental effect on the character and setting of the special architectural character of the Protected Structure and its setting, would be contrary to Policy BHA2 'Development of Protected Structures' of the Dublin City Development Plan, 2022-2028, and would seriously injure the visual amenities and architectural and historical interest of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Patricia Calleary

**Date:** 22/01/2025