



An
Bord
Pleanála

Board Direction
BD-019088-25
ABP-320818-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/03/2025.

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 policies and objectives of the Dublin City Development Plan, 2022-2028, to the zoning 'Z2' Residential Neighbourhoods (Conservation Area) of the site, and to the Protected Structure status of No. 72 Marlborough Road, it is considered that the proposed rear extension by reason of its overall design and built form would not achieve a reasonable balance between protecting and improving residential amenities of this conservation area and would negatively impact the special character and appearance of a Protected Structure contrary to Policy BHA2 of the development plan.

Board Member

Eamonn James Kelly
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Date: 04/03/2025