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**Board Direction**  
**BD-019054-25**  
**ABP-320926-24**

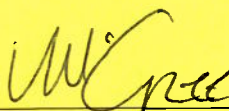
The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/02/2025.

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

#### **Reasons and Considerations**

The retention of the 2 no. storage units to the front of number 1 Sydenham Road would be visually injurious to the character of number 1 Sydenham Road, and Sydenham Road generally, due to their visual prominence and poor-quality design and substandard materials. Having regard to the character and pattern of development in the area, and the planning history relating to the subject site, it is considered that the retention of the storage units would be detrimental to the character of this established residential the area, would be contrary to the policies and objectives of the Dublin City Development Plan relating to lands zoned Z1 (Sustainable Residential Neighbourhoods), would be likely to set a precedent for other substandard developments in private open spaces to the front of dwellings in the vicinity, and would therefore be contrary to the proper planning and sustainable development of the area .

**Board Member**

  
Liam McGree

**Date:** 27/02/2025