



An  
Bord  
Pleanála

**Board Direction**  
**BD-018936-25**  
**ABP-320988-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/02/2025.

The Board decided to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

The proposed development, by reason of its provision of private open space largely to the front of the site, would result in an unsatisfactory standard of residential amenity for future residents of the new house and also the reduction in the quantity and quality of residential amenity of the private open space of the adjacent property which would conflict with Section 15.11.3 of the Dublin City Development Plan 2022 – 2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board accepted that the site is zoned under Objective Z1 (Sustainable Residential Neighbourhoods) of the Dublin City Development Plan and agreed that the proposal for a single infill residential dwelling accords with the site zoning where residential development is acceptable in principle. The Board did not agree that the provision of private open space largely to the front of the proposed development enclosed by a 2m wall would provide acceptable private open space for the future residents.

The Board shared the views of the planning authority in relation to setting back the building line but considered that this could further compromise the residential amenity of the proposed dwelling.

**Board Member**

  
Marie O'Connor

**Date:** 17/02/2025