

An
Bord
Pleanála

Board Direction
BD-019820-25
ABP-321339-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/05/2025.

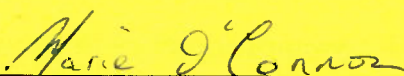
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Having regard to the provisions of the Dublin City Development Plan 2022-2028 and the design standards under Volume 2, Appendix 18 (Ancillary Residential Accommodation) it is considered that the proposed development and the development proposed to be retained would be obtrusive and not of an overall scale to harmonise with the existing house, the adjoining terrace group it forms part of, and the visual amenities of the area. It would be inconsistent with the zoning objective, 'Z1 – Sustainable Residential Neighbourhoods', pertaining to the site and its setting, which seeks "to protect, provide and improve residential amenities" and by way of the undesirable precedent it would set for similar developments of this type. The proposed development and the development

proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Marie O'Connor

Date: 29/05/2025