

An
Bord
Pleanála

Board Direction
BD-019127-25
ABP-321346-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/03/2025.

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

Reasons and Considerations

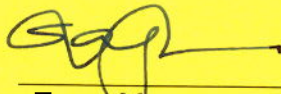
Having regard to the restricted nature and prominent location of this corner site and the established pattern of development in the surrounding neighbourhood, it is considered that the proposed development by reason of its scale, form and design would constitute overdevelopment of a limited site area, would result in inadequate open space to No. 12 Old County Glen and would be visually obtrusive on the streetscape and out of character with development in the vicinity. The proposed development would, therefore, seriously injure the amenities of the area and would 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 considered the totality of the documentation submitted with the application and appeal. The Board considered that by reason of the discordant relationship between the proposed development and the existing house including the change from a hipped to a stepped gabled roof profile on the main approach to the estate and the pattern of fenestration proposed, that the proposal did not meet the assessment criteria set out in Section 15.13.3 of the Dublin City Development Plan 2022-2028 with regards to the character of the street, compatibility of design and visual harmony. In the absence of high standards of urban design and architecture and the unsuccessful integration with the character of the area the Board concluded that the proposed development would not constitute an appropriate application of QHSN10 of the Dublin City Development Plan 2022-2028 which seeks to promote

residential development at sustainable densities throughout the city in accordance with the core strategy, particularly on vacant and/or underutilised sites.

The Board also considered that the proposal would result in an unsatisfactory standard of residential amenity for the existing house by reason of the cumulative effect of the inadequate provision of good quality open space, the overbearing impact on existing rooms to the front and the loss of 2 no. windows to the west elevation. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Emer Maughan

Date: 07/03/2025