



An
Bord
Pleanála

Board Direction
BD-017102-24
ABP-319071-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/07/2024.

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 overall scale, height and bulk of the development to be retained and taking into consideration the context of its surroundings, located within a terrace of single storey dwellings, the development is out of character with the existing dwelling and surrounding residential area would have significant adverse visual, overbearing and overshadowing impacts on adjoining properties contrary to Section 1.1 General Design Principles and Section 4.0: Alterations at Roof Level / Attics / Dormers / Additional Floors Volume 2, Appendix 18 of the Dublin City Development Plan 2022-2028.

Therefore, the development to be retained, in itself and in terms of the precedent which it would set for similar developments in the area, would be seriously injurious to the visual and residential amenities of the area and, therefore, contrary to the proper planning and sustainable development of the area.

Board Member

Joe Boland

Date: 25/07/2024