

An  
Bord  
Pleanála

**Board Direction**  
**BD-019901-25**  
**ABP-321865-25**

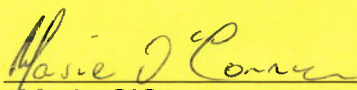
The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/06/2025.

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

**Reasons and Considerations**

1. Having regard to the grounds of appeal, the residential zoning objective, the pattern of development in the area and the policy framework set out in the Dublin City Development Plan 2022-2028, it is considered that the development proposed to be retained would be inconsistent with Appendix 18 (Ancillary Residential Accommodation), Section 1.1 (General Design Principles) of the development plan, in terms of domestic extension design quality, and would be inconsistent with Section 15.11.3 (Private Open Space) of the development plan, in terms of amenity open space provision, representing a substandard form of residential development that would set a poor precedent for the extension of neighbouring properties in the vicinity. 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:** 11/06/2025