



An
Bord
Pleanála

Board Direction
BD-004954-20
ABP-305608-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/01/2020.

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 design and layout of the proposed residential development and to the nature of the site, it is considered that the proposed development represents a poor design response to a constrained site, which would have an adverse impact upon the amenities and the development potential of the adjacent property at No 4 Main Street. The proposal would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is the Policy of the Planning Authority as set out in Section 8.2.8.4 of the Dun Laoghaire-Rathdown County Development Plan 2016-2022 that residential development is provided with adequate quality private amenity space in the interest of residential amenity. The proposed ground floor rear garden spaces in their current form in close proximity to a 4.5 metre retaining wall containing a number of surface water outlets would provide for a substandard quality of private open space for future occupants. The

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

Board Member

Date: 21/01/2020

Michelle Fagan