



Board Direction

Ref: PL06D.246030

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16th May 2016.

The Board decided by a margin of 2:1 to refuse permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and considerations:

1. The proposed development is located in an area zoned "to provide for and/or improve residential amenity" in the Dun Laoghaire/Rathdown County Development Plan 2016 to 2022. It is considered that the height of the proposal, increased by placement over a parking area, together with proximity of windows and balconies to nearby boundaries would give rise to overbearing and overlooking of those properties, particularly to the east, and would therefore be seriously injurious to the amenities of properties in the vicinity and would not be in accordance with the proper planning and sustainable development of the area.
2. Having regard to the limited separation distances between the proposed apartment blocks, and their relationship with the proposed shared open space, together with the monolithic aspect of the area facing to the open space and walkway at the eastern side of the development, it is considered that the proposed development would

provide a poor standard residential amenity and would be seriously injurious to the residential amenities of future residents.

Board Member: _____ Date: 18th May 2016
Michael Leahy

Note 1. The board noted the revised layouts that were submitted with the appeal and considered that they constituted such a revision as to require re-advertisement if the board were minded to grant permission. The board noted that some of the revisions addressed some of the board's concerns but considered that they did not address them sufficiently to require further consideration and noted that they provided for ambiguity and uncertainty in regards to impacts on parking arrangements arising from the amendments. The Board decided to base its decision on the original submission as refused by the planning authority.

Copy direction to accompany order.