



Board Direction

Ref: 06D.246648

The submissions on this file and the Inspector's report were considered at a Board meeting held on 6th, September 2016.

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

Reasons and Considerations

- 1 The application site is located in an area zoned to protect and/or improve residential amenity in the Dun Laoghaire Rathdown County Development Plan 2016 to 2022. The proposed extension which is forward of the building line, too close to the boundary with adjoining property and out of character with the pattern of development in the area would seriously injure the residential amenity of the area and materially contravene the residential zoning objective for the area set out in the County Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
- 2 The proposed new vehicular access would require difficult access manoeuvres on a corner site where sightlines are restricted. The proposed new vehicular access would, therefore, endanger public safety by reason of traffic hazard and be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 6th, September 2016
Paddy Keogh