



An  
Bord  
Pleanála

**Board Direction**

**PL06D.246985**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on October 18<sup>th</sup> 2016.

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

### **Reasons and Considerations**

The site of the proposed development is located within an area designated as Green Belt in the Dún Laoghaire-Rathdown County Development Plan 2016-2022. It is considered that the proposed development, having regard to its form, layout and intended function, would constitute a separate dwelling on the site. It is a provision of the planning authority, in relation to residential development in Green Belt areas and as set out in the County Development Plan, that only individual dwellings on lands comprising at least 4 hectares per dwelling will be considered within these areas. It is considered that the proposed development would constitute overdevelopment of an established site for a single dwelling, would be contrary to the provisions of the Dún Laoghaire-Rathdown County Development Plan as they relate to housing in Green Belt areas, and would set an undesirable precedent for development of this nature in other Green Belt areas. Furthermore, it is considered that, by reason of its size and scale, the proposed development is not subsidiary to the existing dwelling and would, therefore, not comply with the provisions of section 8.2.3.4 of the Dún Laoghaire-Rathdown County Development Plan in relation to "Family Member/Granny Flat extensions". The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: \_\_\_\_\_ Date: 18<sup>th</sup> October 2016  
Philip Jones