



An
Bord
Pleanála

Board Direction
PL06D.247206

The submissions on this file and the Inspector's report were considered at a Board meeting held on January 17th 2017.

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

Reasons and Considerations

1. Having regard to the location of the proposed development on elevated ground above the adjoining residential development of Orwell Gardens, and to its scale, bulk and height, and notwithstanding the changes between the present proposal and that refused by the Board under file appeal reference numbers PL06D.244793 and PL06D.243106, it is considered that the proposed development would continue to represent significant overdevelopment of this site and would give rise to an overbearing appearance and would be visually obtrusive, when viewed from adjoining properties in Orwell Gardens, and especially those to the north and northwest of the site. The proposed development would seriously injure the residential amenities of adjoining properties and would contravene the zoning objective of the Dún Laoghaire-Rathdown County Development Plan 2016 - 2022. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to its overall layout and design, it is considered that the proposed development would represent an unimaginative and inappropriate response to the constraints of this site and to its wider context, including the pattern of existing development in the vicinity, and would provide a limited quality of residential amenity for future residents by virtue of the short depth of rear garden space, its northerly aspect and concerns of overshadowing. Furthermore, it is considered that the internal layout of the proposed dwellings and in particular the residential amenity of bedrooms 3 and 4 would represent a poor level of amenity for the future occupants in terms of natural light and ventilation. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member _____ **Date:** 17.01.17
Paul Hyde