



An
Bord
Pleanála

Board Direction
PL06D.247477

The submissions on this file and the Inspector's report were considered at a Board meeting held on March 3rd 2017.

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 pattern of development in the area, it is considered that the proposed replacement house, by reason of its detailed design, scale, bulk and its proximity to site boundaries, would be visually obtrusive and overbearing in relation to neighbouring dwellings and would seriously injure the residential amenities of adjoining properties. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Under the provisions of section 8.2.3.4(vii) of the Dun Laoghaire Rathdown County Development Plan 2016-2022, it is policy to ensure that new infill development shall respect the height and massing of existing residential units. This policy is reasonable. It is considered that the proposed replacement house, by reason of its height, gable-fronted design and first floor fenestration, would constitute a form of development which would be out of character with the dominant style of house at Mather Road South, and would not respect the height and massing of existing residential development. The proposed development would represent an incongruous feature and set an undesirable

precedent for similar re-development proposals in the area that would contribute to the incremental erosion of the character of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 6th March 2017

Philip Jones