



An
Bord
Pleanála

Board Direction
PL06D.247826

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30th June 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 very narrow shape of this constrained piece of land, it is considered that the proposed development would constitute a substandard piecemeal development that would be incongruous and at variance with the predominant pattern of development in the area. The proposed development would, therefore, detract from the existing pattern of development in the area and be contrary to section 8.2.3.4 (vii) of the Dun Laoghaire- Rathdown County Development Plan 2016-2022 and would set an undesirable precedent for further such developments in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is the Policy of the Planning Authority as set out in the Dun Laoghaire- Rathdown County Development Plan 2016-2022 that residential development is provided with adequate private open space in the interest of residential amenity. The proposal will result in a deficiency in the quantum, and quality of private open space for the proposed development. Furthermore, the proposed development would be subject to overlooking from adjoining property. The proposal would not, therefore, be in accordance with the Development Plan

Section 8.2.8.4 (i) Private Open Space Quality, and would seriously injure the residential amenity of future residents and the amenities of adjoining properties and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 30th June, 2017

Paul Hyde