



An
Bord
Pleanála

Board Direction
PL06S.248130

The submissions on this file and the Inspector's report were considered at a Board meeting held on June 8th 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. The proposed development would seriously injure the residential amenities of adjoining property by reason of overlooking and loss of privacy from the proposed ground floor decking/terrace and the 1st floor terrace to the rear elevation and would, therefore, contravene materially the RES zoning objective for the area as set out in the South Dublin County Council Development Plan 2016-2022, which seeks to protect and/or improve residential amenity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed dwelling, by reason of its size, scale, bulk and massing, would give rise to an overbearing appearance and would be visually obtrusive when viewed from adjoining properties. The proposed development would, therefore, seriously injure the visual and residential amenities of property in the vicinity and would be contrary to the RES zoning objective for the area as set out in the South Dublin County Council Development Plan 2016-2022. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 8th June 2017

Philip Jones