



An
Bord
Pleanála

Board Direction
PL06D.248433

The submissions on this file and the Inspector's report were considered at a Board meeting held on November 14th 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) Notwithstanding the principle of development being acceptable at this location it is considered that that the overall design approach did not have sufficient regard to the landscape and setting and site constraints and considered that the development as proposed would seriously injure the residential amenities of the area by reason of visual obtrusion and overshadowing. The proposed development is therefore contrary to the proper planning and sustainable development of the area.

2) The proposed low density development, which is predominantly characterised by family type homes and is located in a low density suburban area overwhelmingly characterised by detached and semi-detached houses on large plots, would contravene development plan policy RES7: Overall Housing Mix, which is to encourage the establishment of sustainable residential communities by ensuring that a wide variety of housing and apartment types, sizes and tenures is provided within the County in accordance with the provisions of the Interim Housing Strategy. The proposed development is therefore contrary to the proper planning and sustainable development of the area.

3) It is considered that, by reason of its design and location in close proximity to the footprint of Dalkey Lodge and to the proposed removal of mature trees and other vegetation within the original grounds of Dalkey Lodge, the proposed development would materially and adversely affect the character and setting of the Protected Structure and would, therefore, seriously injure the visual amenities of the area and be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 14.11.17

Paul Hyde