



An
Bord
Pleanála

Board Direction
PL06D.248475

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10th August 2017.

The Board decided (by a majority of 2:1) to refuse permission for the following reasons and considerations.

Reasons and Considerations

1. The Board had regard to its previous decision in PL06D.246316 and noted that traffic and pedestrian improvements proposed in the Brennanstown Road Traffic Management Scheme have not yet been implemented and considered that the proposed development would be premature pending the determination by the planning authority of a road layout for the area.
2. The Board considered that the proposed development would not be in keeping with the physical character of the area and noted that the house size in the current proposal is considerably larger than house No.2 in the previous proposal. The proposed development, by reason of its scale, design and bulk, and by reason of its close proximity to the existing two storey dwelling (Navarone), would represent an overscaled intervention which would be out of character with the pattern of development in the area, would be overbearing on the existing dwelling and would seriously injure the residential amenities of this dwelling and would fail to comply with the provisions of the Dún Laoghaire-Rathdown County Development Plan 2016-2022.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not share the Inspector's view that the proposed development would be acceptable in terms of traffic safety or that the nature, scale and design would not seriously injure the visual or residential amenities of neighbouring property.

Board Member

Date:

Eugene Nixon