



An
Bord
Pleanála

**Board Direction
PL06D 248688**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13th December, 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 location of the site in a planned and coherent estate of historical note, to the established built form and character of the Ballinteer Gardens and Mayfield Terrace, and to the existing dwelling on the site, which is considered to be of importance to the streetscape, it is considered that the proposed development would be incongruous in terms of its layout, scale, design and arrangements for vehicular access, would be out of character with the streetscape, would set an undesirable precedent for future development in this area and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to Policy AR8 and AR5 of the Dún Laoghaire-Rathdown County Development Plan 2016-2022, it is considered that the demolition of the existing bungalow would significantly alter the character of the residential estate and, as such, would seriously injure the visual amenities and residential character of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 14.12.2017

Terry Prendergast