



An
Bord
Pleanála

**Board Direction
PL06D 249064**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 8th February 2018.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. It is considered that the proposed development, having regard to its height, form and appearance, would be an incongruous addition to the lodge, and would be unsympathetic to its character as a single storey dwelling house within the curtilage of Elm Park House, which is a protected structure. The formal relationship of the building to Elm Park House, arises from its siting, design and single storey nature which renders the dwelling subsidiary to the main property. Accordingly, the proposed development would adversely impact on the character and setting of the protected structure. The proposed development would, contravene Policy AR1 of the Dún Laoghaire-Rathdown County Development Plan 2016–2022, would seriously injure the amenities of the area and be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 08.02.2018

Terry Prendergast