



An
Bord
Pleanála

Board Direction
PL06D.249247

The submissions on this file and the Inspector's report were considered at a Board meeting held on 9th 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

It is the policy of the planning authority, as set out in the Dún Laoghaire-Rathdown County Development Plan 2016-2022, to promote higher residential densities provided that proposals ensure a balance between the reasonable protection of existing residential amenities and the established character of areas, with the need to provide for sustainable residential development. It is considered that the proposed development would constitute overdevelopment of a restricted site and would comprise an excessive density of development, resulting in a scheme that would be substandard in terms of residential amenity for the occupiers of the scheme by way of the extent of single aspect units with poor orientation, inadequacy of functional private amenity space, and insufficient on-site parking. Furthermore, it is considered that the proposed development would generate problems of vehicular access onto and off Orchard Lane arising from the constrained nature of the site and would result in adverse physical impacts on the structure of the No. 28 Newtown Park due to the proposal to develop up to the gable of that property where a section of the adjoining property's roof oversails the site. The proposed development would, therefore, conflict with the policy of the planning authority, would be substandard for occupants of the proposed scheme, would be seriously injurious to the amenities of property in

the vicinity, and would, thereby, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 9th February 2018

John Connolly