



An
Bord
Pleanála

Board Direction
BD-00075-18
ABP-300090-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/03/2018.

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 layout and design of the proposed development and in particular dwelling no. 1 would produce a substandard form of development on this site. It is considered that the three-storey dwelling (house 1) would be incongruous in terms of its design, scale and height, would be out of character with the streetscape, would have an overbearing impact on the dwellings to the west and would, therefore, seriously injure the amenities of the area and be contrary to the proper planning and sustainable development of the area.
2. It is the Policy of the Planning Authority as set out in the Dun Laoghaire Rathdown County Development Plan 2016-2022, that residential development is provided with adequate private open space in the interest of residential amenity. The proposed development, and in particular dwelling 1, is deficient in the quantum, location and quality of private open space. The proposed development would, therefore, not be in accordance with the Development Plan Section 8.2.8.4 (i) Private Open Space Quality, and would seriously injure the residential amenity of future residents and the amenities of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

3. Having regard to the revised proposals submitted to the An Bord Pleanála on the 1st day of November 2017 to provide 3 separate vehicular entrances and car ports to serve the 3 no. dwellings, it is considered that due to the fact that the site is located on a *cul de sac* which is substandard in terms of width, that the traffic turning movements generated by the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users. The development would also result in an unacceptable loss of on street parking. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 09/03/2018

Maria FitzGerald