



An
Bord
Pleanála

Board Direction
BD-000915-18
ABP-301355-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on August 14th 2018.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

It is considered that the proposed dwelling, by reason of its contemporary design and its location forward of the existing building line, would appear visually obtrusive and incongruous when viewed from surrounding properties and the street, and would therefore have a negative impact on the character of the area, and, having regard to the inadequate depth of the proposed dwelling's rear garden, would be contrary to the provisions of the Dun Laoghaire Rathdown County Development Plan 2016 – 2022, and would represent overdevelopment of the site and result in a substandard level of residential amenity for future occupants of the proposed dwelling. The proposed development would, therefore, seriously injure the residential amenities and visual amenities of the area, and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board concurred with the view of the Planning Authority regarding the incongruous and visually obtrusive nature of the design of the proposed dwelling, and also

considered that the private open space for the proposed dwelling would not be of sufficient standard to provide a reasonable level of residential amenity for future occupants of the dwelling. While accepting that the issue of overlooking could be resolved by the suggestion of the Inspector regarding the relocation of the first floor window to the front of the dwelling, the Board considered that the other issues had not been resolved, and that the proposed dwelling, by reason of its design, and the extent of its site coverage, remained unacceptable, for the reasons and considerations set out above.

Board Member

Philip Jones

Date:

14th August 2018