



An
Bord
Pleanála

Board Direction
BD-000745-18
ABP-301451-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/07/2018.

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

Reasons and Considerations

1. The proposed development is located in an area zoned to protect and / or improve residential amenity in the Dun Laoghaire Rathdown County Development Plan 2016-2022. It is a policy of the planning authority set out in the county development plan that two-bedroom houses have a minimum of 48m² private open space in order to protect the residential amenity of future residents of such houses. The proposed development does not provide this minimum quantum of private open space. Therefore, the proposed development would seriously injure the amenity of future residents of the house, would materially contravene the policy set out in the county development plan and, therefore, would be contrary to the proper planning and sustainable development of the area.
2. The proposed development is located in an area zoned to protect and / or improve residential amenity in the Dun Laoghaire Rathdown County Development Plan 2016-2022. It is a policy of the planning authority set out in the county development plan that development in side gardens respect existing and adjacent properties in terms of design and resulting visual amenity. The proposed three storey house has had insufficient regard to the

pattern of development in the area in terms of design and roof profile. The proposed development would, therefore, seriously injure the visual and residential amenity of the area, would materially contravene the zoning objective for the area set out in the county development plan and, would be contrary to the proper planning and sustainable development of the area

Board Member

Date: 23/07/2018

Stephen Bohan