



An
Bord
Pleanála

Board Direction
BD-000920-18
ABP-301562-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14th August 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 house, by virtue of its design, mass and scale would be overly dominant and visually incongruous and would be at variance with the predominant pattern of development in the area. The proposed development would, therefore, detract from the existing pattern of development in the area and be contrary to section 8.2.3.4 (v) of the Dun Laoghaire- Rathdown County Development Plan 2016-2022 and would set an undesirable precedent for further such developments in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed extension to No. 491 Pearse Villas, by virtue of its design and form, would not integrate with the existing house, would be visually incongruous and would be at variance with the predominant pattern of development in the area. The proposed development would, therefore, detract from the existing pattern of development in the area and be contrary to section 8.2.3.4 (i) of the Dun Laoghaire- Rathdown County Development Plan 2016-2022. The proposed

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

3. Having regard to the established pattern of development in the area, the shape and configuration of the site and its relationship to adjoining properties, and the scale of the development proposed, it is considered that the proposed development would result in an unsatisfactory standard of residential amenity for both the existing and future occupants of the proposed and existing dwelling houses on site and would result in overdevelopment of the site by reason of the inadequate provision of good quality private open space. The proposed development would, therefore, seriously injure the amenities and depreciate the value of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

Board Member:

Date: 14/08/2018

Maria FitzGerald