



An
Bord
Pleanála

Board Direction
BD-001206-18
ABP-301685-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/09/2018.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations. The Board also concurred with the planning authority's reasons 1 and 3 for refusal.

Reasons and Considerations

1. Having regard to the roof profile and depth of the rear ground floor extension, it is considered that the proposed extension would appear overbearing when viewed from the adjoining properties to the south-east and north-east and would thus seriously injure the residential amenities of these properties. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.
2. Having regard to the site location and the established built form and character of the area, it is considered that the proposed extensions to the front and side of the property would be incongruous in terms of design, scale, bulk and massing, would be out of character with the streetscape and the existing dwelling and would, therefore, seriously injure the visual amenities of the area and be contrary to the proper planning and sustainable development of the area.

3. Having regard to the provisions of the Dún Laoghaire-Rathdown County Development Plan, 2016-2022, it is considered that extending the width of the proposed vehicular entrance on this corner site would endanger pedestrian and traffic safety by reason of being a traffic hazard and causing obstruction to other road users. Furthermore, allowing this permission would set an unwelcome precedent for similar dwellings, and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 27/09/2018

Maria FitzGerald