



An
Bord
Pleanála

Board Direction
BD-001283-18
ABP-301855-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/10/2018.

The Board decided by a 2:1 majority to refuse permission for the following reasons and considerations.

Reasons and Considerations

It is considered that the proposed development, by reason of its size, design, bulk and prominent position, would be visually incongruous when viewed from the rear of adjoining properties and would overlook adjoining property on both sides. The proposed extension would be dominant and overbearing on the existing dwelling, would negatively impact on its character, would detract from the visual amenity of the area, would materially affect the protected structure, and would contravene Policy AR1 and Section 8.2.11.2 (i) of the of the Dun Laoghaire-Rathdown County Development Plan 2016-2022.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed development would detract from the special interest of the protected structure, would detract from the visual amenity of the area, and would contravene policies of the County Development Plan.

Board Member

Date: 08/10/2018

John Connolly