



An
Bord
Pleanála

Board Direction
BD-001240-18
ABP-302059-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/10/2018.

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 development to be retained would result in the change of use of the existing structure to a habitable mews dwelling. The development as proposed does not meet with the quantitative standards for such mews development as set out in Section 8.2.3.4 (x) of the current Dun Laoghaire Rathdown County Development Plan 2016 – 2022 due to the absence of adequate parking provision and private open space. The development would set an undesirable precedent and is considered to be contrary to the proper planning and sustainable development of the area.
2. Having regard to the existing condition of the rear laneway serving the mews which is inadequate in terms of surface condition, alignment and public lighting, and in the absence of a comprehensive redevelopment proposal for the mews lane as a whole including a legally acceptable agreement between owners or interested parties, it is considered that the development to be retained would set an undesirable precedent, result in a piecemeal development and would be

premature, by reference to the existing deficiencies in the access lane. The development to be retained would, therefore, seriously injure the residential amenities of properties in the vicinity and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 02/10/2018

Eugene Nixon