



An
Bord
Pleanála

Board Direction
BD-001765-18
ABP-302067-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on November 27th 2018.

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

Reasons and Considerations

The site is located on Coliemore Road in an area that has an attractive and coherent architectural character, and that forms part of the Dalkey Architectural Conservation Area. Having regard to the pattern of development in the area, it is considered that the proposed development, by reason of its scale, height, mass and bulk, and the loss of the existing front boundary, even as modified as part of the appeal, would be visually obtrusive, incongruous, and overly dominant when viewed along the streetscape from Coliemore Road and its surroundings, and accordingly would fail to enhance or strengthen the built character of the Dalkey Architectural Conservation Area. The proposed development would, therefore, be contrary to Policy AR12 of the Dún Laoghaire-Rathdown Development Plan 2016-2022, would adversely affect the Dalkey Architectural Conservation Area and would seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 27th November 2018

Philip Jones