



An
Bord
Pleanála

Board Direction
BD-002577-19
ABP-302196-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/03/2019.

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

Reasons and Considerations

1. Having regard to the established built form and character of the street and to the existing buildings on the site which are considered to be of importance to the streetscape, it is considered that the proposed development, which provides for the demolition of the existing single storey garage/former school building would be incongruous in terms of its design and out of character with the streetscape. The proposed development provides an inadequate design response to this sensitive infill site, would be of insufficient architectural quality and would seriously injure the visual amenities of the area. The design is not considered appropriate to justify the demolition of the existing structure on the site. The proposed development would be contrary to the stated policy of the planning authority, as set out in the current Development Plan under Policy AR5 to encourage the rehabilitation and suitable reuse of buildings which make a positive contribution to the character and appearance of the streetscape and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development due its overall scale, height, siting and limited set back from the eastern boundary would be visually obtrusive when viewed from the rear garden of no. 36 Barnhill Road. It is considered that the proposed development would be overbearing. The Board is also not satisfied that the proposed development would unduly not overshadow the adjoining private amenity space of this dwelling. The proposed development would, therefore, seriously injure the residential amenities of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

3. It is considered that the scale and distribution of both communal public open space and private open space within the proposed development would fail to provide an adequate level of amenity for future residents of the development. The proposed development is considered contrary to the requirements set out in Section 8.2.8 of the Dun Laoghaire Rathdown County Development Plan regarding Open Space and Recreation. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 14/03/2019

Terry Prendergast