



An
Bord
Pleanála

Board Direction
BD-002514-19
ABP-302433-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/03/2019.

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 site location, its positioning along a mews laneway to the rear of a terrace of Protected Structures, the established built form and character of the surrounding area, and the provisions of Section 8.2.3.4 (x): 'Mews Lane Development' of the Dún Laoghaire-Rathdown County Development Plan, 2016-2022, it is considered that the proposed development, by reason of its design, scale, bulk and height, would constitute an overbearing form of development when viewed from adjacent lands which would be detrimental to the residential and visual amenities of the area. Furthermore, the proposed balconies at the first-floor level of the southern elevation of the proposed dwelling houses would seriously injure the residential amenities of the adjacent property to the south. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 07/03/2019

Terry Ó Niadh