



An
Bord
Pleanála

Board Direction
BD-002316-19
ABP-303060-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/02/2019.

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

Reasons and Considerations

The proposed development due its overall scale, height and siting represents overdevelopment of a restricted site. The development would be contrary to the guidance set out in the Dún Laoghaire Rathdown County Development Plan 2016-2022 under section 8.2.3.4 (vi) regarding backland development with regard to garden depth and separation distances from adjoining properties, would be visually obtrusive and overbearing when viewed from the rear garden of the existing house and adjoining property no. 91 Rosemount and would result in a significant reduction in the private open space serving no. 90 Rosemount. The proposed development would, therefore, seriously injure the amenities of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 07/02/2019

Dave Walsh