



An
Bord
Pleanála

Board Direction
BD-003761-19
ABP-303898-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/08/2019.

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, by reason of its scale, height, form, insufficient boundary setback and massing would be contrary to the policies of the Dun Laoghaire-Rathdown County Development Plan 2016-2022 in relation to infill development in transitional zones, which are considered reasonable. It is considered that the proposed development fails to respect existing residential amenities and would be visually obtrusive and overbearing in relation to these neighbouring dwellings giving rise to serious injury to residential amenity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 12/08/2019

Terry Prendergast

Note: The Board also considered that the proposed development, by reason of layout, design, proximity to the rear/western boundary, and quality of private open space would fail to provide a satisfactory standard of amenity for future residents.

Please issue Direction with Order.