



An  
Bord  
Pleanála

**Board Direction**  
**BD-003461-19**  
**ABP-304195-19**

---

The submissions on this file and the Inspector's report were considered at a Board meeting held on 7/4/2019.

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 design and layout of the development proposed to be retained, it is considered that by reason of the poor layout, inadequate room sizes, inadequate levels of natural light, deficient quantity and quality of private open space, the development proposed to be retained would constitute a substandard form of development, would seriously injure the residential amenities of the area, would represent overdevelopment of the site, and would be contrary to the 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in March, 2018 and Policy RES4 of the Dún Laoghaire-Rathdown County Development Plan 2016-2022. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that the subdivision of the apartment into two apartments would require an additional parking space in accordance with the standards set out in Table 8.2.3 of the Dún Laoghaire-Rathdown County Development Plan 2016-2022 which is not provided for. The development proposed to be retained would, therefore, by itself or by the precedent which the grant of permission for it would set for other relevant development in the area, would seriously injure the residential amenities of future occupants and of adjoining properties and would endanger public safety by reason of traffic hazard or obstruction of road users. The development to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 04/07/2019

---

Paul Hyde