



An  
Bord  
Pleanála

**Board Direction**  
**BD-003643-19**  
**ABP-304360-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/07/2019.

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

#### **Reasons and Considerations**

1. It is considered that the development to be retained, a detached family flat, would be contrary to Section 8.2.3.4 (iii) of the 2016-2022 Dun Laoghaire Rathdown County Development Plan as it is not interlinked with the primary dwelling and is not capable of being subsumed back into the main dwelling when it is no longer required. The development to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The 'family flat', to be retained, by reason of its length, scale and proximity to adjoining site boundaries would appear visually obtrusive and overbearing when viewed from the rear of the adjoining site, No. 18 Sallynoggin Park, in particular. The development to be retained would, therefore, be seriously injurious to the visual and residential amenities of the adjoining properties in the area and, if permitted, would set an undesirable precedent for similar development in the vicinity. The development to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 26/07/2019

---

Dave Walsh