



An  
Bord  
Pleanála

**Board Direction**  
**BD-005221-20**  
**ABP-305342-19**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/02/2020.

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

### **Reasons and Considerations**

Having regard to the planning history of the site, the character of the area and streetscape, including the contribution of the existing buildings on site to this character and streetscape, to the design of the proposed replacement dwelling, and to the relevant provisions of the Dun Laoghaire Rathdown County Development Plan 2016-2022, it is considered that the proposed development would be seriously injurious to the amenities of the area and would detract from the character of the existing streetscape. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 20/02/2020

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Chris McGarry