



An
Bord
Pleanála

Board Direction
BD-004769-19
ABP-305717-19

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

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 character of the housing estate of which the development proposed to be retained forms an integral part, the design concept of which is based on enclosed front gardens with low-level boundary fences and dwarf pillars with hedging, it is considered that the development proposed to be retained which would remove the pillars, the front and western side boundary treatments, and introduce a 5.35 metre-wide vehicular entrance and an associated expanded driveway to the front of the dwelling in place of the front garden, would detract from the character of the housing estate and would seriously injure the visual and residential amenities of the properties in the vicinity. The development proposed to be retained would, therefore, be contrary to the provisions of the Dun Laoghaire Rathdown County Council Development Plan 2016-2022, would create an undesirable precedent and would be contrary to the proper planning and sustainable development of the area.

2. The development proposed to be retained would give rise to a traffic hazard and obstruction of road users by reason of the increased width of the entrance and driveway on this residential roadway and would be contrary to policy 8.2.4.9 of the Dun Laoghaire Rathdown County Development Plan 2016-2022 and to the proper planning and sustainable development of the area.

Board Member

Date: 13/12/2019

Michelle Fagan