



An
Bord
Pleanála

Board Direction
BD-005361-20
ABP-305906-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/03/2020.

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 scale of the building proposed to be retained, and the area of private open space afforded to the existing house on the site which is significantly below with the minimum standards as set out in the South Dublin County Development Plan, Section 11.3.1(iv) and Table 11.20 of the Plan, it is considered that the scale of the building proposed to be retained would constitute an overdevelopment of the site and would not comply with the 'RES' land use zoning objective which seeks to improve and/or protect residential amenity. The development proposed to be retained would seriously injure the visual and residential amenities of the established house and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 16/03/2020

Michelle Fagan