



An
Bord
Pleanála

Board Direction

BD-006828-20

ABP-306039-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/10/2020.

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

Reasons and Considerations

The proposed development, by reason of the scale the proposed two-storey structure in close proximity to the southern boundary of the site, would be visually obtrusive and overbearing in views from the adjoining residential properties on Tivoli Road. The proposed development would also fail to provide adequate private open space for its occupants in accordance with the standards set out at section 8.2.8.2 of the Dun Laoghaire-Rathdown County Development Plan 2016-2022. It would, therefore, seriously injure the residential amenities of the area and of properties in the vicinity of the site.

Board Member

Date: 02/11/2020

Terry Prendergast

Note: The Board also considered that the proposed development, by reason of the proposed structure in front of the original houses on the site, the installation of a mansard roof and the widening of vehicular accesses, would seriously injure the established historic character of the streetscape at Tivoli Terrace in a manner and to an extent that would be contrary to the proper planning and sustainable of the area.

Note: Please issue Direction with Order.