



An  
Bord  
Pleanála

**Board Direction**  
**BD-006291-20**  
**ABP-306910-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/08/2020.

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 design and layout of the proposed development, and in particular the layout and room sizes of the accommodation at first floor level, the development would not comply with the minimum floor area requirements for a three bedroom dwelling as set out at Paragraph 11.3.1 of the *South Dublin County Development Plan, 2016-2022* and the *Best Practice Guidelines for Planning Authorities, Quality Housing for Sustainable Communities, 2007*. The proposal would therefore result in a sub standard form of development which would seriously injure the residential amenities of future occupants, would be contrary to the requirements of the *South Dublin County Development Plan, 2016-2022* and national guidance, *Quality Housing for Sustainable Development, 2007* and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 20/08/2020

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Michelle Fagan