



An
Bord
Pleanála

Board Direction
BD-006830-20
ABP-307166-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/11/2020.

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 established character and pattern of development in the vicinity, the provisions of the Dun Laoghaire-Rathdown Development Plan 2016-2022 for development at corner sites and the proposed site configuration and the objective for the area 'to protect and/or improve residential amenity', it is considered that the proposed dwelling by reason of its proximity to the boundary with numbers 14 and 16 Mount Eagle Park, together with its height and extent, would have an unduly overbearing impact and detract from the visual amenities of the adjacent residential development and accordingly conflict with policies of the Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 02/11/2020

Terry Ó Niadh