



An
Bord
Pleanála

Board Direction
BD-006884-20
ABP-307685-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/11/2020.

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

Reasons and Considerations

The proposed development is in an area zoned A to protect and/or improve residential amenity in the Dun Laoghaire Rathdown County Development Plan 2016-2022. The application site comprises a narrow side garden which functions in part as public open space. The proposed development by reason of its excessive scale, mass and position on the boundary of the public footpath would comprise overdevelopment of a restricted site and would be visually incongruous and out of character with the pattern of development in the area. The proposed development would, therefore, seriously injure the visual and residential amenity of the area and would contravene the residential zoning objective set out in the Dun Laoghaire Rathdown County Development Plan 2016-2022. The proposed development is therefore not in accordance with the proper planning and sustainable development of the area.

Board Member

Date: 09/11/2020

Maria FitzGerald