



An
Bord
Pleanála

Board Direction
BD-006805-20
ABP-307700-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/10/2020.

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

Reasons and Considerations

Having regard to the RES land-use zoning objective "to protect and/or improve residential amenity" for the area in the South Dublin County Development Plan 2016-2022, to the quantum and quality of the private open space proposed to serve the new dwelling (notwithstanding the amended layout submitted as part of the first party appeal), and to the extent by which the proposed dwelling would break the established building line formed by the existing terrace of houses to the west, it is considered that the proposed development would have an overbearing impact on the amenities of the adjoining property, would seriously injure the visual and residential amenities of the area and would provide a sub-standard form of residential amenity for future occupants. The proposed development would therefore be contrary to the RES zoning objective of the South Dublin County Council Development Plan 2016-2022 and would not be in accordance with the proper planning and sustainable development of the area.

Board Member

Date: 29/10/2020

Maria FitzGerald