



An
Bord
Pleanála

Board Direction
BD-007100-20
ABP-307869-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/12/2020.

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 zoning objective A to protect and/or improve the residential amenity of the area as provided for in the Dun Laoghaire Rathdown County Development Plan 2016-2022, and notwithstanding the inclusion of proposed works to mitigate the potential for overlooking, it is considered that the terrace for which retention is sought, by reason of its location, design, and use, in conjunction with its proximity to adjoining private open spaces, would result in an unacceptable level of overlooking and would therefore seriously injure the residential amenities of the adjoining properties. The proposed development is therefore not in accordance with the proper planning and sustainable development of the area.

Board Member

Date: 03/12/2020

Maria FitzGerald