



An
Bord
Pleanála

Board Direction
BD-007452-21
ABP-307923-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/02/2021.

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, by reason of its excessive height relative to the immediately surrounding and adjoining buildings, its bulk, massing and its design, would be out of character with the pattern of development in the immediate vicinity in addition to being overbearing. Furthermore, the proposed development provides for a three-storey mews house development which is contrary to 8.2.3.4 'Additional Accommodation in Existing Built-up Areas' – Section (x) 'Mews Lane Development', of the Dun Laoghaire-Rathdown County Development Plan 2016 – 2022 and the excessive height and bulk of the house would give rise to overshadowing, leading to a loss of sunlight, of the rear amenity space of the house to the east, no. 6 Breffni Terrace Mews. The proposed development would, therefore, seriously injure the residential amenities of the area and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 02/02/2021

John Connolly