



An  
Bord  
Pleanála

**Board Direction**  
**BD-008770-21**  
**ABP-308075-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/07/2021.

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 extent by which the proposed development projects beyond the rear building line of the existing dwelling, it is considered that the proposed development would have a serious negative impact on the residential amenity of the adjoining dwelling and dwellings further to the west. The proposal would appear visually overbearing when viewed from the rear gardens of the properties to the west and would, therefore, be seriously injurious to the residential amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Furthermore, the proposed development would provide a sub-optimal private amenity space which would negatively impact upon the residential amenity of the adjoining properties through a reliance on extensive screening for the first and second floor level terrace. The proposed development would be contrary to Section 8.2.8.4 (Private Open Space – Quantity) of the Dún Laoghaire-Rathdown County Development Plan, 2016-2022 and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Michelle Fagan

**Date:** 22/07/2021

