



An
Bord
Pleanála

Board Direction
BD-007961-21
ABP-308580-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/04/2021.

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 location of the site within Cabinteely village centre, its relationship with neighbouring properties, the established built form and character of the surrounding area, and the size, height, five-storey design and siting of the proposed development, it is considered that the proposed development would constitute an inappropriate intervention which fails to respect the site context and would further result in a visually discordant feature which would seriously injure the visual amenities of the area. Furthermore, the proposed development would be overbearing in relation to the adjacent residential property to the north / northwest and would lead to excessive overshadowing of that property. The proposed development would, therefore, be contrary to the provisions of Section 8.2.3.4: 'Additional Accommodation in Existing Built-up Areas' of the Dún Laoghaire-Rathdown County Development Plan 2016-2022, would seriously injure the visual and residential amenities of property in the vicinity, would set an undesirable precedent for similar development in the area, and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 22/04/2021

Michelle Fagan