



An
Bord
Pleanála

Board Direction
BD-007578-21
ABP-308797-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/02/2021.

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 and blank gable wall would represent an incongruous form of development which would detract from the established pattern and character of development at this location. Furthermore, the proposed development would represent significant overdevelopment of a constrained site, would lead to overbearing impacts on adjoining properties and would provide inadequate private open space for future occupants. As such, the proposed development would seriously injure the residential amenities of adjoining properties and would provide for a poor quality of amenity for future occupants and would be contrary to Section 8.2.3.4 of the Dun Laoghaire Rathdown County Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 19/02/2021

Michelle Fagan