



An
Bord
Pleanála

Board Direction
BD-008410-21
ABP-308860-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/06/2021.

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 design and scale of the proposal and the proximity of the development to adjoining properties and laneways, it is considered that the proposed development would constitute overdevelopment of the site and would have an overbearing impact on the adjoining property at No. 1 Marlborough Court. The proposed development fails to integrate or be compatible with the design and scale of adjoining buildings and as a result would have an adverse impact on the character of the area. Furthermore, it is considered that the proposed development would result in a substandard form of development for future residents by reason of the substandard quality of private open space provision. The proposed development would be contrary to Section 8.2.3.4 of the current Dún Laoghaire-Rathdown County Development Plan in relation to additional accommodation in built-up areas, would seriously injure residential amenity, and would set an undesirable precedent for similar such development in the vicinity of the site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Paul Hyde

Date: 03/06/2021