



An  
Bord  
Pleanála

**Board Direction**  
**BD-007811-21**  
**ABP-308895-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/04/2021.

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 rural site location and the provisions of the Dún Laoghaire Rathdown County Development Plan, 2016-2022, with particular reference to the provisions set out in Section 8.2.3.6: 'Rural Housing' and Appendix 11: 'Rural Design Guide' relating to boundaries in rural areas, which are deemed reasonable, it is considered that the proposed development, by reason of its overall design, height, extent and appearance, would be contrary to the stated provisions of the Plan, would represent a visually discordant feature at the location proposed, would seriously injure the visual amenities of the immediate area, and would militate against the preservation of the rural environment. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 01/04/2021

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Stephen Bohan