



An
Bord
Pleanála

Board Direction
BD-007763-21
ABP-308897-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/03/2021.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the extent of boundary removal, the existing streetscape character and proximity to Dalkey Village Architectural Conservation Area, it is considered that the proposed development would be detrimental to the visual amenities and would detract from the character of the streetscape. It is considered that the proposed development fails to accord the provisions of Section 8.2.4.9 'Vehicular Entrances and Hardstanding Areas' (ii) 'Visual and Physical Impacts', in the Dun Laoghaire-Rathdown County Development Plan, 2016-2022, and would set an undesirable precedent for future development in the area. It is considered that the proposed development would seriously injure visual and residential amenities in the area and would therefore be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board concurred with the views of the planning authority that given the site context and the nature and extent of the works proposed to the boundary wall, the proposed development would have a negative impact on the visual amenities and character of

the existing streetscape, and would set an undesirable precedent for future development in the area. The proposed development would therefore be contrary to the proper planning and sustainable development of the area

Board Member

Date: 26/03/2021

Michelle Fagan