



An
Bord
Pleanála

Board Direction
BD-008754-21
ABP-309515-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/07/2021.

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 nature and scale of the development proposed to be retained, to the pattern of development in the vicinity and to the provisions of the South Dublin County Development Plan, 2016 to 2022, and the location of the site on land for which the 'RES' zoning objective seeks is applicable with this zoning objective seeking to protect and/or improve residential amenity and the Development Plan's objectives of ensuring that developments in established areas does not impact negatively on the amenities of the area (H17 Objective 5) and to ensure that all developments seek to maximise surveillance of streets and spaces the Board considered that the development proposed to be retained, would be contrary to the Development Plan provisions, would be out of character with the dwelling and the neighbouring residential properties and would also be visually obtrusive and injure the visual amenities of the dwelling and the neighbouring residential properties. The development proposed to be retained, would therefore be, contrary to the proper planning and sustainable development of the area.

Board Member

Paul Hyde

Date: 21/07/2021

