

An
Bord
Pleanála

Board Direction
BD-008951-21
ABP-309542-21

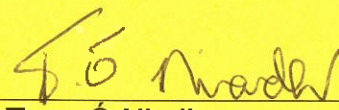
The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/08/2021.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The proposed development is located within an area covered by zoning objective A in the Dún Laoghaire-Rathdown County Development Plan 2016 –2022, the objective of which is to protect and improve residential amenities. Having regard to the configuration of the site, its limited size, the massing design of the proposal and the undue proximity to adjacent properties, it is considered that the proposed development would constitute overdevelopment of the site and would seriously injure the residential amenity of adjacent properties by reason of its' overbearing appearance and potential overlooking. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Terry Ó Niadh

Date: 23/08/2021