



**An  
Bord  
Pleanála**

**Board Direction  
BD-008444-21  
ABP-309692-21**

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**

1. Having regard to the restricted nature and prominent location of this corner site and the established pattern of development in the surrounding neighbourhood, it is considered that the proposed development by reason of its scale, form and dormer design would constitute overdevelopment of a limited site area, would result in inadequate open space and would be visually obtrusive on the streetscape and out of character with development in the vicinity. The proposed development would, therefore, seriously injure the amenities of the area and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the prominent location of the site, to the established built form and character of St Mark's Drive and Green, it is considered that the proposed development, consisting of a detached dormer type house in an area of two storey semi-detached/ terraced houses, would be incongruous in terms of its design, which would be out of character with the streetscape, would not provide for a dual frontage aspect as promoted by the South Dublin County Development

Plan 2016 – 2022, and would set an undesirable precedent for future development in this area. The proposed development would seriously injure the visual amenities of the area, would be contrary to the stated policy of the planning authority, as set out in the current Development Plan, in relation to urban development and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**



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Michelle Fagan

**Date:** 04/06/2021