



An  
Bord  
Pleanála

**Board Direction**  
**BD-009051-21**  
**ABP-310647-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/09/2021.

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

#### **Reasons and Considerations**

The Board considered that the proposed development, by reason of its seriously inadequate provision of private open space for the proposed occupants of the dwelling, would be an inappropriate form of development at this location and would represent significant overdevelopment of this constrained site and would be contrary to Section 8.2.8.4 (Private Open Space – Quantity) of the Dún Laoghaire-Rathdown County Development Plan, 2016-2022. The proposed development would, therefore, seriously injure the amenities of the area and of property in the vicinity and would be contrary to the proper planning and sustainable development of the area

**Board Member**

Paul Hyde

**Date:** 08/09/2021