

An
Bord
Pleanála

Board Direction
BD-009267-21
ABP-311118-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/10/2021.

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

Reasons and Considerations

The application site is part of a larger landholding which includes a doctor's surgery, residential accommodation and car parking and is located in an area zoned to protect and or improve residential amenity in the Dun Laoghaire Rathdown County Development Plan 2016 – 2022.

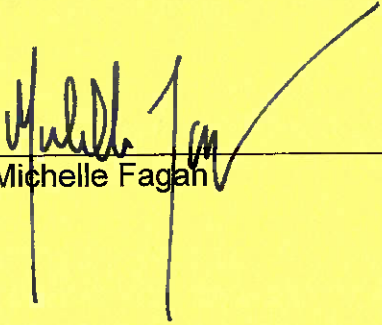
Having regard to;

- the two-storey nature of the proposed house on a restricted site adjoining sensitive residential uses,
- the lack of clarity in relation to the provision of private open space to serve the proposed house and the existing apartment on site,
- the lack of detail in relation to the quantum/layout/specifications of on-site car parking,
- the lack of detail in relation to the height and fenestration of the proposed house,

the Board is not satisfied that the proposed development would not seriously injure the residential amenity of future residents of the proposed house and of property in

the area. The proposed development would, therefore, materially contravene the zoning objective for the area set out in the current County Development Plan

Board Member



Michelle Fagan

Date: 14/10/2021