

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/02/2022.


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 zoning objective for the site, which seeks to protect residential amenity, it is considered that the proposed development, by reason of its design, scale, and restricted site size, would result in an incongruous feature which would integrate poorly with existing development in the area, and would result in an overdevelopment of the site. The proposed development would seriously injure the residential and visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the quality and disposition of the private open space provision it is considered that the proposed development would result in a substandard form of development for future residents by reason of the substandard quality and quantity of private open space provision. The proposed development would be contrary to Section 8.2.3.4 of the current Dun Laoghaire Rathdown County Development Plan in relation to additional accommodation in built-up areas, would seriously injure residential amenity, and would set an undesirable precedent for similar such development. The

proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Stephen Bohan

Date: 15/02/2022