



An  
Bord  
Pleanála

**Board Direction**  
**BD-009811-22**  
**ABP-311480-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/01/2022.

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

#### **Reasons and Considerations**

Having regard to the design, layout and use of the development to be retained, and the lack of integration with the existing dwelling house, it is considered that the proposed development would constitute a sub-standard form of residential development, which would not be interlinked with the primary dwelling or capable of being subsumed back into main residence, and would operate in effect as a separate independent unit at this location, contrary to the provisions of the Dún Laoghaire Rathdown County Development Plan, 2016 - 2022 in relation to ancillary family accommodation as set out in Section 8.2.3.4: 'Additional Accommodation in Existing Built-up Areas: (iii) 'Family Member/Granny' Flat Extension'. The development proposed for retention would therefore set an undesirable precedent for other similar forms of development and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
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Michelle Fagan

**Date:** 20/01/2022