



An
Bord
Pleanála

Board Direction
BD-011155-22
ABP-311668-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/08/2022.

The Board decided by a majority of 2:1 to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the information submitted with the planning application and appeal and noting in particular the planning history of the site in which the site formed part of a landscaped open space that was required by condition to be retained in private ownership and maintained by a property management company as part of a permitted development that included seven no. two storey houses and in the absence of sufficient justification to replace the permitted open space with a dwelling house that would occupy the entire area, it is considered that the development would not accord with the zoning "A" objective "to provide residential development and improve residential amenity while protecting the existing residential amenities", as provided for in the Dún Laoghaire-Rathdown County Development Plan 2022-2028 in respect of the existing residential amenities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted the planning history pertaining to the site in which the site was identified as a landscaped open space as part of a permitted development that included seven

no. two storey houses. The Board considered that there was insufficient justification presented with the application and appeal to justify its removal and in the absence of sufficient justification to replace the permitted open space with a dwelling house that would occupy the entire area, considered that the development would not accord with the zoning "A" as provided for in the Dún Laoghaire-Rathdown County Development Plan 2022-2028 in respect of the existing residential amenities. The Board considered that the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Patricia Calleary
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Date: 25/08/2022