

An
Bord
Pleanála

Board Direction
BD-010506-22
ABP-312357-22

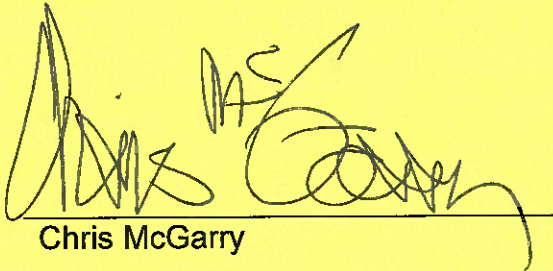
The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/04/2022.

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 zoning objective of the site (to protect and/or improve residential amenity) as set out in the Dun Laoghaire Rathdown County Development Plan 2016-2022 and the provisions of section 8.2.3.4 (v) of the Plan regarding additional accommodation in built up areas including garden/corner sites, it is considered on the basis of the documentation submitted with the application and appeal, that the proposed development by reason of its siting, design and proximity to site boundaries, would constitute a substandard and piecemeal form of development by reference to overbearance and would represent overdevelopment of the subject site, would detract from the visual amenities of the area and would set an undesirable precedent for similar development in the area. The proposed development would seriously injure the residential amenities of existing development in the immediate vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Chris McGarry

Date: 12/04/2022