



An
Bord
Pleanála

Board Direction
BD-012928-23
ABP-312977-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/07/2023.

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

Reasons and Considerations

The proposed development, to demolish a single storey dwelling and to replace it with a terrace of three houses, would by reason of overlooking, overshadowing, and overbearing fail to protect the existing residential amenities in accordance with the site's land use zoning objective (Objective A), and as such would be contrary to Policy Objective PHP20 of Dun Laoghaire Rathdown County Development Plan 2022-2028. The development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Board noted the amended proposals submitted at appeal stage and considered that the amended scheme might address concerns relating to overshadowing and overbearing and might not adversely impact on the character of the Architectural Conservation Area (ACA) but might adversely impact the residential amenity of number 10 and 11 St Patrick's Road by reason of overlooking.

[Direction to issue with order]

Board Member


Mary Cregg

Date: 14/09/2023