



An
Bord
Pleanála

Board Direction
BD-012676-23
ABP-313325-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/06/2023.

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

Reasons and Considerations

1. The proposed development, which comprises the demolition of a dwelling which has not been demonstrated to be structurally unsound or uninhabitable, would be contrary to Policy Objective CA6 and section 12.3.9 of the current Dun Laoghaire-Rathdown County Development Plan and policy RPO 7.40 of the Regional Spatial and Economic Strategy for the Eastern and Midland Regional Area (2019-2031) which encourage the retrofitting and reuse of existing buildings rather than their demolition and reconstruction. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The extent of the proposed development at first floor level, and the proximity of the proposed dwelling to the adjoining dwellings to the east and west, requires the introduction of mitigation measures to avoid overlooking of the adjoining properties, particularly the dwelling to the east. It is considered that the proposed measures would compromise the light available and would negatively impact on the residential amenity of the rooms. The proposed development would be contrary to the site's zoning objective, which seeks 'to provide residential development and improve residential amenity while

protecting the existing residential amenities', and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member 

Date: 30/06/2023

Peter Mullan