

An
Bord
Pleanála

Board Direction
BD-012665-23
ABP-313601-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/06/2023.

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 Board is not satisfied that the subject structure has the benefit of an extant planning permission for its use as a family flat. The retention of development sought under this application would therefore result in the modification and extension of a structure and use that does not have the benefit of planning permission. Furthermore, the structure is in excess of the maximum floor space limit, in non-compliance with the design requirements for such a development and is occupied by a person who does not meet the criteria for a house at this location. The proposed development therefore materially contravenes section 12.3.10.6 in the Dún Laoghaire-Rathdown County Development Plan, 2022-2028 and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the topography and elevated and relatively open and exposed position of the site and dwelling, it is considered that the proposed development would not be sympathetic and subservient to the main dwelling and would be visually intrusive and unduly prominent on the landscape at this location and would set an undesirable precedent for similarly prominently located development in the vicinity. The retention of this development would

militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would be contrary to the proper planning and sustainable development of the area.

3 It is considered that retention of the development would endanger public safety by reason of a traffic hazard because of the additional traffic movements generated on a substandard local road at a point where both entrances serving the site have restricted sightlines in both directions. The retention of the development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Oonagh Buckley

Date: 29/06/2023