



An
Bord
Pleanála

Board Direction
BD-012654-23
ABP-313852-22

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 retention permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

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1. On the basis of the information provided, including the public notices that accompany this planning application, it appears to the Board that this development relates to a site where development occurred which did not have the benefit of planning permission, which also forms part of the development for which retention planning permission is sought and a development which is not accurately presented in the documentation submitted with this application. To permit the retention of development sought under this application would consolidate and intensify the development which did not have the benefit of planning permission. It is considered, therefore, that it would be inappropriate for the Board to consider the grant of a permission for retention of this development.
2. Having regard to the planning history of the site, the pattern of development that characterises the site setting, the design, height, scale and overall built form of the quantum of development sought it is considered that the retention

of the development would appear visually incongruous, out of character with its streetscape scene, would seriously injure the amenities of property in its vicinity, in particular adjoining property No. 2 St. Luke's Crescent, by way of undue overshadowing, visual overbearance through to loss of daylight/ natural light, and it would set an undesirable precedent for similar type development in the area. The development sought under this application would as a result conflict with the zoning objective 'A' for the site and its setting which as set out under the Dún Laoghaire Rathdown County Development Plan, 2022-2028, seeks to balance the protection of established residential amenities whilst permitting site and setting appropriate residential amenity improvements to existing dwellings. The retention of development would thereby be contrary to the proper planning and sustainable development of the area.

Board Member


Eamonn Patrick Kelly

Date: 28/06/2023

