

An
Bord
Pleanála

Board Direction
BD-014307-23
ABP-314333-22

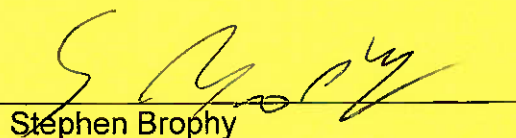
The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/10/2023.

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 pattern of development in the area and the scale of development proposed, it is considered that the proposed extension, by reason of its scale, bulk and proximity to site boundaries, would seriously injure the residential amenities and depreciate the value of adjoining properties by reason of visual obtrusion and overbearing impact. The proposed development would not be in accordance with the guidance contained in the South Dublin County Council House Extension Design Guide and with H14 Objective 1 of the South Dublin County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area

Board Member


Stephen Brophy

Date: 25/10/2023