

An  
Bord  
Pleanála

**Board Direction**  
**BD-012718-23**  
**ABP-314338-22**

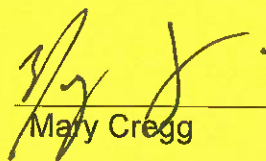
The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/06/2023.

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

### **Reasons and Considerations**

Having regard to the overall size, design, layout, and relationship with existing dwellings and immediately adjacent properties, and to the impact on the amenities of neighbouring property and the adequate usable private open space for existing and proposed dwellings, it is considered that the proposed development would seriously injure the residential amenities of existing property; would fail to meet the open space requirements for the proposed and existing dwelling; would represent over-development of a constrained site and would set an undesirable precedent for similar type development in the area. The proposed development is therefore considered contrary to Section 12.3.7.5 (Corner/Side Garden Sites) of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, and to the proper planning and sustainable development of the area.

**Board Member**

  
Mary Cregg

**Date:** 30/06/2023