

An
Bord
Pleanála

Board Direction
BD-012991-23
ABP-314346-22


The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/07/2023.

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 design, layout and use of the development to be retained, and the lack of integration with the existing dwelling house, it is considered that the proposed development would materially contravene the provisions of the South Dublin County Development Plan, 2022-2028, with specific reference to H15 Objective 1 and Sections 6.8.3: 'Family Flats' and 12.6.8: 'Residential Consolidation: Family Flats', which seek to ensure that family flats are of a temporary nature and are linked directly to the dwelling house so as to be capable of being subsumed back into the main residence. The development proposed for retention would, therefore, set an undesirable precedent for other similar forms of development and would be contrary to the proper planning and sustainable development of the area.

Board Member


Una Crosse

Date: 21/07/2023